



**Rochford District  
Council**

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**1998**

**January - December**

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**Rochford District  
Council**

# **ROCHFORD DISTRICT COUNCIL MINUTES**

**1998**

**December**

## ROCHFORD DISTRICT COUNCIL

### Minutes of the Finance & General Purposes Committee

At a Meeting held on 1st December 1998. Present: Councillors Mrs. J. Helson (Chairman), R. Adams, D.E. Barnes, C.I. Black, D.F. Flack, Mrs J.M. Giles, Mrs. H.L.A. Glynn, N. Harris, D.R. Helson, V.D. Hutchings, V.H. Leach, C.R. Morgan, D.J. Sutton R.E. Vingoe, P.F.A. Webster and Mrs M.A. Weir.

Apologies: Councillors G. Fox, Mrs S.J. Lemon, R.A. Pearson and D.A. Weir.

Substitutes: Councillors J.M. Dixon, T.A. Powell, Mrs W. M. Stevenson and Mrs. M.J. Webster.

#### 521. MINUTES

Resolved that the Minutes of the Meeting held on 13th October 1998 be approved as a correct record and signed by the Chairman.

#### 522. MEMBERS' INTERESTS

The Interests recorded in the Minutes to be received and considered were taken as read

(i) Councillor D.E. Barnes declared a non-pecuniary interest in items relating to Rayleigh Age Concern by virtue of his role of Chairman of that body.

(ii) Councillor Mrs J.M. Giles declared a non-pecuniary interest in items relating to Rayleigh Age Concern by virtue of her involvement with that body.

(iii) Councillor D.R. Helson declared a remote pecuniary interest in the item on aggregate credit limit and treasury management by virtue of his employment.

(iv) Councillor Mrs. J. Helson declared a remote pecuniary interest in the item on aggregate credit limit and treasury management by virtue of her spouse's employment.

(iv) Councillor Mrs. W. M. Stevenson declared a non pecuniary interest in Items relating to Rochford Old Peoples Welfare Committee by virtue of her role as Chairman of that body

#### 523. URGENCY SUB-COMMITTEE

The Committee received the detail of action taken by the Urgency Sub-Committee in implementing a financial package in respect of Rayleigh Citizens Advice Bureau

The Chief Executive (Designate) confirmed that a written protocol outlining the mechanics of Urgency Sub-Committees would be circulated to all Members.

#### 524. OUTSTANDING ISSUES

(i) Finance & General Purposes Committee - Meetings of 31st March and 21st July 1998

(ii) Council - Meetings of 7th April and 28th July 1998.


The Committee was satisfied that all necessary action had been taken. Minutes 157/98 and 326/97 were carried forward.

#### 525. RECOMMENDATIONS OF PARENT COMMITTEES

The Committee considered the Recommendations of Parent Committees.

Committee

Date

 1442

**Minute 479 - Domestic Violence Project Co-ordinator.**

In dealing with Minute 479, the Committee concurred with the view of a Member that any decision should reflect the Council's intention to fund the Domestic Violence Project Co-ordinator Post for two years and agreed a Motion moved by Councillor D.E. Barnes and seconded by Councillor N.R. Harris in this regard.

**Resolved**

- (1) That the post of Domestic Violence Project Co-ordinator be funded to 31st March 1999 on its present basis and that funds be built into the 1999/2000 budget for continuation, subject to Resolution (2) below.
- (2) That Officers report back as part of the budget process on the costs, timescales and the future for the Domestic Violence Project Co-ordinator Post. (HLCS)
- (3) That on all future reports where staffing issues are involved, the Posts status as full or part-time and proposed hours to be worked be clarified

**Minute 484 - Repairs and Maintenance Monitoring Report**

The Committee concurred with the view of a Member that further consideration should be given to the budget in respect of adaptations for the disabled should a shortfall arise and:-

**Resolved**

- (1) That the cost of adaptations for the disabled be switched to the Capital Programme
- (2) That the budget for adaptations for the disabled be increased to £43,000.
- (3) That Officers notify the Committee should a budget shortfall arise (HHHCC)

**526. MINUTES OF SUB-COMMITTEES AND PANELS**

The Committee considered the appended Minutes and recommendations contained therein.

**Meeting****Date**

**CORPORATE RESOURCES SUB-COMMITTEE**  
(adjourned)

12 November 1998

**Minute 179 - Rayleigh Citizens Advice Bureau - Result of Independent Audit****Resolved**

(1) That due to the Rayleigh CAB overspending its budget, and after considering the report of the external auditor, Rochford District Council provide a financial package to allow the CAB to remain open on the conditions set out below:

- (i) Rochford District Council retain ownership of the computer equipment and allow the Bureau full use of that equipment free of charge but future maintenance and replacement be the responsibility of the Bureau. The Council would expect Rayleigh CAB to set up a repair and replacement fund
- (ii) The Domestic Violence Co-ordinator be removed from the Bureau and be employed direct by the Council.
- (iii) The Council release the final quarter's grant of £6,800 and the home visiting grant of £4,000

- (iv) An additional sum of £2,000 be paid to the Bureau on the understanding that the core grant for 1999/2000 and 2000/2001 will be reduced by £1,000 in each year.
- (v) The Council requires a service level agreement in respect of the core services and the home visiting service to take effect from 1st January 1999 and future funding will be dependent on the signing of the agreement.
- (vi) The Bureau to provide the Council with quarterly reports showing compliance with the budget as set out in the auditor's report and detailing external finances received
- (vii) The Bureau to accept two Council representatives on the Management Board, the representatives to be one Member and one Officer
- (viii) As Mr. John Edwards is taking ownership of the proposed budget, the above offer is conditional upon him being Chairman of the Rayleigh CAB
- (ix) That arrangements be made under Standing Order 17 to enact the above as urgent business

(2) That the Council welcomes the generosity of the Lions Club of Rayleigh and their acknowledgement of the support given to the Rayleigh CAB by Rochford District Council.

(3) That the Council believes NACAB have a financial responsibility to assist in Rayleigh or any other CAB in financial difficulties.

#### **Minute 180 - Assisted Area Review - DETR/DTI/GO Consultation Document**

##### **Resolved**

(1) That the comments submitted by Officers in respect of the Assisted Area Review Consultation Document, as outlined in the report, be endorsed.

(2) That the Eastern Region Response, co-ordinated by Southend Borough Council, be endorsed. (TP)(HEPT)

#### **Minute 182 - Proposed Organisational Structure - Staffing Matters**

##### **Resolved**

That the Chief Executive (Designate) be instructed to conclude negotiations along the lines suggested subject to the Council agreeing to the revised structure for the Authority at its meeting in December. (CE(D))

#### **Minute 183 - Conditions of Service - Medical Insurance**

##### **Resolved**

That as a matter of policy, private medical insurance be withdrawn by negotiation on the basis that there is no additional overall cost to the Council. (CE(D))

#### **COMPULSORY COMPETITIVE TENDERING PANEL 12th/13th November 1998**

#### **Minute 56 - Contract Renewal - Consultation with the Public**

##### **Resolved**

That Members consider the findings of the survey in determining the new contract specifications (DCS)



**Minute 57 - Contract Renewal - Consultation with Parishes and Rayleigh Town Council**

**Resolved**

That a specification for the maintenance of Plumberow Mount Open Space be incorporated in the Grounds Maintenance Contract and a tender obtained for comparison purposes. (DC(S))

**Minute 58 - Refuse Collection Contract**

**Resolved**

That the Panel's report concerning the draft Refuse Collection Contract be noted and the suggested revisions endorsed (HLCS)

**Minute 59 - Refuse Collection - Policy Issues**

**(i) Bulk Collections**

The Committee concurred with a Motion moved by Councillor D.R. Helson and seconded by Councillor Mrs J.M. Giles that the term 'sanitary ware, excluding baths' should replace the term 'sinks and toilets' in the documentation and it was

**Resolved**

(1) That the existing policy of providing a free bulk collection service continue unchanged.

(2) That the term 'sanitary ware, excluding baths', be used within the documentation. (HLCS)

**(ii) Availability of Refuse Bins**

The Committee concurred with the view of the Chairman that this matter should be referred to Full Council and it was

**RECOMMENDED**

That the Council's existing policy in making available additional refuse bins be discontinued and that each household should henceforth be limited to one bin only. (HLCS)

**CORPORATE RESOURCES SUB-COMMITTEE      18th November 1998**  
**(reconvened)**

**Minute 185 - Redeployment Policy**

**Resolved**

That the amendments to the Redeployment Policy, as put forward by the Sub-Committee following consideration of UNISON'S comments, be endorsed. (HAS)

**Minute 186 - Review of Disciplinary Procedures**

**Resolved**

That the revised disciplinary rules and procedures be adopted. (HAS)





**Resolved**

That the Head of Legal Services be authorised to:-

(1) Grant a new lease of the Day Centre, Windermere Avenue, Hullbridge, for a term of 21 years at a rent of five pence per annum and subject to such other terms and conditions as the Head of Legal Services thinks fit, the lessees to discharge the Council's legal fees and disbursements including VAT

(2) Review the terms and conditions of those leases of Centres 2, 3, 4 and the car park and playing field for Centre 5 as and when those leases become due for renewal, subject to further reports concerning the Rochford Day Centre and Hockley Community Centre.

(3) Approach the Community Association for Centre 3 with a view to local youths being included in the Centre's programme of activities, if there is no youth provision currently made. (HLS)(4163)

527 **NOTICE OF MOTION**

The following Notice of Motion standing in the name of Councillor P.F.A. Webster had been referred by Council on 20th October 1998 to this Committee for consideration:-

"That in the interest of democracy the terms of reference of Committees and Sub-Committees (other than Planning Services) are amended to provide every Member of the Council with the opportunity to debate any matter in Full Council before the issue is resolved. Officers to report to the next appropriate Committee on the changes and delegated authority necessary to achieve this".

In presenting the motion, Councillor P.F.A. Webster wished to re-emphasise that he regarded the matter as non-political, sought to achieve a position whereby all Councillors had the opportunity to raise matters at Full Council and was not seeking a policy decision at this stage.

During debate, some Members expressed concern at the possibility that change could return the Council to a position where debates are revisited throughout the cycle and to the problems associated with slower decision making processes, such as no matters being actioned until after meetings of Full Council. Reference was made to intensive work already undertaken by the Structural and Procedural Review Working Group to improve earlier Committee processes and the value of the Member referral facility which had emanated from this work. Government proposals with regard to more cabinet style authorities could also be pertinent to this matter. Other Members felt that all Councillors should have the opportunity to challenge decisions and referred to a perception that Members are often excluded from the decision making process. A Member referred to the potential value of "taking stock" of the working of existing arrangements and to the possibility of making further adjustments to facilitate business.

The Chief Executive (Designate) referred to the decision made at the last meeting of the Committee that, following a Member seminar, the Audit Services Committee/Structural & Procedural Review Working Group be asked to examine aspects of the White Paper - Modern Local Government - In Touch with the People. He confirmed that if so determined, it would be appropriate for the Structural & Procedural Review Working Group to include consideration of this motion in its deliberations.

On a motion moved by Councillor P.F.A. Webster and seconded by Councillor R.E. Vingoe, it was -

**Resolved**

"That in the interest of democracy, the terms of reference of Committees and Sub-Committees (other than Planning Services) are amended to provide every Member of the Council with the opportunity to debate any matter in Full Council before the issue

is resolved. Officers to report to the next appropriate Committee on the changes and delegated authority necessary to achieve this"

#### NOTE

Councillor D.E. Barnes wished it to be recorded that he considered this decision to be wasteful of Officers' time.

Councillor D.F. Flack wished it to be recorded that he never considered democracy wasteful of time.

#### 528. CRIME AND DISORDER

The Committee considered the report of the Chief Executive (Designate) on the current situation regarding the Crime and Disorder Act and seeking approval for consultation proposals.

Members noted that the objective was to produce a strategy by the end of April 1999. Much had already been learnt in terms of information carried by partner bodies and it was the current intention to issue a special edition of the Council's newspaper, largely funded by the Police and the County Council, as part of the work in this area.

In responding to Member questions, the Chief Executive (Designate) advised/confirmed:-

- (i) That the strategy would be reviewed on an annual basis.
- (ii) That the on-set of Best Value meant that Local Authorities would have to review how they undertake consultation and that it was intended to bring forward a report dealing with consultation in the New Year.
- (iii) That a variety of legislation was either in place or proposed suggesting that public bodies would have to work closely together in consulting stakeholders.
- (iv) That the Council will no doubt have to look to take a long-term view of how the resources of other agencies are brought to bare on the question of prioritisation.

The Committee concurred with the view of a Member that it would be appropriate to refer the statistics relating to the cleaning of hotspots by the Serviceteam Litter "Flying Squad" to the Compulsory Competitive Tendering Panel. The Committee also agreed a Motion moved by Councillor D.E. Barnes and seconded by Councillor D.H. Leach that the accident and casualty summary statistics set out in the report Appendix should be referred to the Transportation & Environmental Services Committee. Reference was made to the value of effective surveys and to the importance of addressing delivery problems associated with the Council's newspaper.

#### Resolved

- (1) That the draft content of the Crime and Disorder Audit be approved as a basis of public consultation.
- (2) That the method of public consultation, as outlined in the report, be approved
- (3) That the statistics relating to the cleansing of hotspots by the Serviceteam Litter "Flying Squad" be referred to the Compulsory Competitive Tendering Panel.
- (4) That the accident and casualty statistics in the report Appendix be referred to the Transportation and Environmental Services Committee (CE(D))

529

#### SETTING THE COUNCIL TAX BASE 1999/2000

The Committee considered the report of the Corporate Director (Finance & External Services) on the setting of the Council Tax Base 1999/2000.

**Resolved**

(1) That the report of the Corporate Director (Finance & External Services) for the calculation of the Council's Tax Base for the year 1999/2000 be approved

(2) That pursuant to this report and in accordance with the Local Authority's (Calculation of Tax Base) Regulations 1992 the amount calculated by the Rochford District Council as its Council Tax Base for the year 1999/2000 shall be in the following parts:-

Parish Names	Amount £
Ashingdon	1095.39
Barling Magna	614.69
Canewdon	555.07
Foulness Island	67.19
Great Wakering	1973.23
Hawkwell	4435.48
Hockley	3685.09
Hullbridge	2340.42
Paglesham	106.64
Rawreth	384.80
Rayleigh	11576.84
Rochford	2659.15
Stambridge	236.67
Sutton	55.30
	<u>29,785.95</u>

**530. AGGREGATE CREDIT LIMIT AND TREASURY MANAGEMENT**

The Committee considered the report of the Corporate Director (Finance & External Services) on the aggregate credit limit and treasury management.

**Resolved**

(1) That the aggregate credit limit for 1999/2000 be £19M, that the temporary borrowing limit be £6M and that the limit for variable rate loans is £2M.

(2) That the existing policies regarding Treasury Management continue for 1999/2000. (CD(F&ES))

**531. YEAR 2000 IT STRATEGY - MIGRATION OF AVOFFICE TO MICROSOFT OFFICE**


The Committee considered the report of the Corporate Director (Finance & External Services) outlining proposals for the migration of Avooffice to Microsoft Office including the purchase of Committee and job evaluation systems from savings achieved

**Resolved**

(1) That the change to Microsoft Office be completed at a cost of £16,500.

(2) That £25,000 of the savings achieved be set aside for the purchase of a Committee system and Job Evaluation system.

(3) That £9,620 be carried forward in the capital programme for other projects (CD(F&ES))

1448 

532. **YEAR 2000 - MORTGAGE SYSTEMS**

The Committee considered the report of the Head of Financial Services detailing proposals for transferring the day to day management of mortgages managed by the Authority to a specialist firm.

**Resolved**

(1) That Gemini Consultants be appointed to manage the day to day operation of mortgages on an on-going basis.

(2) That the need for replacement software as part of the year 2000 strategy be deleted. (HFS)

533 **DISPOSAL OF REDUNDANT COMPUTER EQUIPMENT**

The Committee considered the report of the Head of Information Technology Services on the options available with regard to the disposal of redundant computer equipment

**Resolved**

That the current practice for the disposal redundant computer equipment be endorsed. (HITS)

534. **PROCESS REVIEW - FOOD HYGIENE INSPECTIONS**

The Committee considered the report of the Head of Housing, Health & Community Care on the outcome of the process review in respect of food hygiene inspections

In responding to questions the Head of Housing, Health & Community Care confirmed that resourcing food hygiene work was a balancing act given all the pressure on resources and that a point made by a Member with regard to the diversion of work from animal welfare activities would be taken into account via a wider review of Environmental Health work. The Committee concurred with the view of a Member that the report recommendations could be determined.

**Resolved**

That the report detailing the outcome of the food hygiene inspections process review be accepted, the staffing implications agreed and the budget amended accordingly (HHCCC)

535. **NATIONAL NON-DOMESTIC RATING DISCRETIONARY RATE RELIEF**

The Committee considered the report of the Head of Revenue Services on an application for Rate Relief received from the Working Opportunities Relating to Learning Disabilities Association. A Member wished to comment on the effectiveness of the Association's new environment at the Rochford Hospital site.

**Resolved**

That 20% Discretionary (Top-Up Relief) be granted to the Working Opportunities Relating to Learning Disabilities Association project, Rochford Hospital Site with effect from 1st April 1997 (HRS)

536. **BENEFITS, COUNCIL TAX, NATIONAL NON-DOMESTIC RATES & DEBTORS**

The Committee considered the report of the Corporate Director (Finance & External Services) on cases of Benefit, Council Tax, National Non-Domestic Rates and Debtors written-off by the Corporate Director under delegated authority and those cases requiring Committee approval.

**Resolved**

(1) That the items written-off under the Corporate Director's delegated authority be noted.

(2) That the items shown in Appendix B of the report of the Corporate Director be now written-off in the accounts of the Authority. (31758)(CD(F&ES))

537 **EXCLUSION OF THE PUBLIC**

**Resolved** that under Section 100(A)(4) of the Local Government Act 1972, the public be excluded from the Meeting for the following items of business on the grounds that they involve the likely disclosure of Exempt Information as defined in Paragraphs 9 & 12 respectively of Part 1 of Schedule 12A of the Act.

538. **CONTRACT C2051 - HOUSING NEEDS SURVEY**

The Committee considered the confidential report of the Head of Housing, Health & Community Care on the current position with regard to the tendering exercise to appoint a company to carry out the districtwide housing needs survey

During debate the Head of Housing, Health & Community Care confirmed the importance of retaining process integrity and suggested a possible way forward which would prevent any delay to survey commencement. Members noted the mechanism for random sampling and that the procedure that had been adopted for the tendering process would give value for money. Officers confirmed that companies bidding were employed by other local authorities and that it was important to have the survey in place prior to the formation of next year's housing strategy.

On a Motion moved by Councillor J.M Dickson and seconded by Councillor Mrs. H L.A. Glynn it was

**Resolved**

That David Couttie Associates Limited be appointed to carry out the District-wide housing needs survey. (225)(HHHCC)

539. **PLANNING APPLICATION F/0631/97/ROC - LAND AT 63-69 EASTWOOD ROAD, RAYLEIGH**

**Note**

The Chairman admitted this urgent item in view of the need to pursue legal proceedings as soon as possible

The Committee considered the confidential report of the Corporate Director (Law, Planning & Administration) on the latest position with regard to the cost award in respect of planning application F/0631/97/ROC

**Resolved**

That the Council institutes legal proceedings to challenge by way of Judicial Review the Inspector's decision to award costs against the Council contained in his decision notice dated 23rd October 1998 in respect of the appeal by McCarthy & Stone (Developments) Limited for the development of 63-69 Eastwood Road, Rayleigh. (HLS)

The Meeting closed at 10 25pm

## ROCHFORD DISTRICT COUNCIL

### Minutes of the Transportation & Environmental Services Committee

At a Special Meeting held on 2nd December 1998. Present: Councillors V.H. Leach (Chairman), D.E. Barnes, C.I. Black, D.M. Ford, Mrs. J.M. Giles, A. Hosking, T.A. Powell, S.R. Tellis, Mrs. M.S. Vince, Mrs. M.J. Webster and D.A. Weir.

Ex-Officio Members: Councillor D.R. Helson

Apologies. Councillors M.C. Brown, Mrs. J.E. Ford, Mrs. H.L.A. Glynn, V.D. Hutchings and R.A. Pearson

Substitutes: Councillors Mrs. J. Helson and P.F.A. Webster

Visiting: Councillor P.A. Beckers.

#### 540. MEMBERS' INTERESTS

Councillor D.E. Barnes declared a non-pecuniary interest by virtue of being Chairman of Rayleigh Town Council

#### 541. ROCHFORD TOWN CENTRE FORUM

The Committee were asked to nominate Members to attend the Rochford Town Centre Forum as soon as possible, in order that meetings can commence in the New Year. The membership was to include six District Councillors (selected on a pro-rata basis), four Parish Councillors and one representative of the Chamber of Trade. Councillor R.A. Pearson was nominated to represent the Conservative Group.

#### 542. ESSEX WASTE STRATEGY

The Committee were advised that in light of the need for an expeditious and professional response to the Essex Waste Strategy, Chelmsford Borough Council had arranged two free seminars, to take place on Saturday 5th December and Saturday 12th December 1998 respectively. Councillor A. Hosking and Councillor D.M. Ford were due to attend, leaving a place for one other Member.

In addition to the above, the Chairman agreed to consider representations from Parish Councils.

#### 543. RAYLEIGH TOWN CENTRE - ENVIRONMENTAL IMPROVEMENTS

The Committee considered the report of the Area Transportation Manager (Essex County Council), detailing proposed environmental improvements as part of the Rayleigh Town Centre enhancement scheme

Mr David Morgan and Mr Robbie James of W.S. Atkins and Inspector Andy Norton of Essex Police were in attendance to answer questions following the debate.

Mr Robbie James and Mr Nick McCullagh (Essex County Council) proceeded to give a presentation with the aid of projection equipment on the proposed changes in Rayleigh Town Centre. As part of a cost saving initiative, the designers had come up with three possible options:-

- i) to curtail street works in Rayleigh by allowing only standard cars to park in the lagoon, leaving taxis to file along the side of the High Street
- ii) to retain the status quo

- iii) to earmark the lagoon for the sole use of taxis, plus two spaces for disabled parking, but with the provision of 15 spaces for standard parking, 5 spaces for disabled parking and various loading bays elsewhere in the High Street, Bellingham Lane and Eastwood Road

The designers believed that the third option was the most workable in that they considered it to be the least hazardous to through traffic, allowed for improved facilities for the disabled, did not increase construction works and kept costs to a minimum.

County Officers advised Members that in line with statutory obligations, notices would be placed in newspapers and in the High Street, advising the public of intended changes to the Traffic Regulation Order and how to raise objections if they wished to do so. One Member expressed concerns over the method of consultation, suggesting that a public opinion survey was in order. However, it was acknowledged that should problems come to light, these could be picked up when the matter returns to the Committee (after consultation) for further debate and approval.

In addition to the proposals, the Committee were advised that surveys had shown there to be considerable decay at the base of an old tree located on the west side of the High Street. Taking this into account alongside the fact that the tree was seen to be a hazard anyway by virtue of its girth, it was proposed to replace both this and one other tree with a semi-mature variety, which are considerably larger in height than those normally used in planting exercises. These would also be protected from vandalism.

Members fielded numerous questions in relation to the detail of the proposals. After much discussion, most reservations were addressed and the Committee was found to be broadly in agreement with the third option as being the best course of action.

The Committee concurred with the view of the Member that a survey of public opinion should be undertaken and it was :-

#### **Resolved**

- (1) That the final layout, including specification changes, be agreed, and a revised Traffic Regulation Order be advertised in accordance with the statutory procedure,
- (2) That there should be a survey (including a freepost reply envelope) of 500 households throughout the Rochford District, to be selected on a random basis by Officers.

#### **544. EXCLUSION OF THE PUBLIC**

##### **Resolved**

That under Section 100(A)(4) of the Local Government Act 1972, the public be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in paragraph 9 of part 1 of Schedule 12A of the Act.

#### **545. RAYLEIGH TOWN CENTRE: THE ENVIRONMENTAL IMPROVEMENT**

The Committee considered the confidential report of the Area Transportation Manager (Essex County Council), presenting costings and the form of the scheme of works for the Rayleigh Town Centre Environmental Improvement Scheme, and seeking approval for the arrangements for letting a contract for the works.

Questions were raised in connection with arboricultural works and street furniture. Members were advised that the number of bollards and the amount of resin used to keep these in place would be substantially less than originally envisaged, thus contributing to significant cost savings.

Resolved

That, as outlined in the report, the award of the revised contract to the lowest tenderer be endorsed.

The meeting closed at 9 15 p.m.

minsspdec2

chairman: WHL

date: 28-1-99

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*A*





Rochford District Council  
To the meeting of

## TRANSPORTATION & ENVIRONMENTAL SERVICES

On: 28TH JANUARY 1999

Report of HEAD OF ADMINISTRATIVE & MEMBER SERVICES

Title: MINUTES OF THE PLANNING POLICY SUB-COMMITTEE

Author Mr A. Wyatt

Report Approved By: *[Signature]*

At a Meeting held on 3rd December 1998. Present: Councillors D.A. Weir (Chairman), C.L. Black, J.M. Dixon, D.M. Ford, Mrs. H.L.A. Glynn, V.H. Leach, S.R. Tellis and Mrs. M.A. Weir

Apologies: Councillors Mrs J.M. Giles and R.A. Pearson.

Substitute: Councillor A. Hosking.

Visiting: Councillors V.D. Hutchings, K.A. Gibbs, Mrs. M.S. Vince and Mrs. M. Webster

### 51. MINUTES

The Minutes of the Meeting held on 28th October 1998 were approved as a correct record.

### 52. MEMBERS' INTERESTS

Councillor Mrs. Webster declared an interest in the item Mobile Phone Masts, by virtue of being a mobile phone user.

### 53 MEMBERS ITEM OF BUSINESS

Pursuant to Standing Order 16 the following had been submitted by Councillor D.M. Ford and seconded by Councillor Mrs M.A. Weir as a Members' Item of business.

"There is growing concern about proposals for residential development in town centres and the provision of adequate space for car parking to the Council's adopted standards; recently it seems that a lower standard of provision has been acceptable, given the proximity of sites to public car parks. Therefore, it is proposed that as part of the work on the replacement Rochford District Local Plan, the car parking standards associated with the provision of new residential development in town centres be reviewed, with particular consideration being given to the relationship between the standards and the availability of spaces within the nearby public car parks. Additionally, consideration should be given within the review to precluding Officers of the Council from entering into agreements to provide residents parking permits or season tickets for use with such residential development schemes."

In noting the background to the Item, Members were in broad agreement with its principle, however, considered that the second part needed some clarification to avoid misinterpretation. A motion was put by Councillor Mrs. H.L.A. Glynn and seconded by Councillor V.H. Leach for the first part of the motion, up to the words "... within the nearby Public Car Parks." to remain as above, and for the following to be added in replacement of the second part:-

"Furthermore, consideration should be given with the review to the use of Council owned Car Parks, not to be deemed as Car Parking space for new developments in Town Centres."

## RECOMMENDED

That as part of the work on the replacement Rochford District Local Plan the car parking standards associated with the provision of new residential development in town centres be reviewed, with particular consideration being given to the relationship between the standards and the availability of spaces within nearby public car parks. Furthermore, consideration should be given with the review to the use of Council owned Car Parks, not to be deemed as Car Parking space for new developments in Town Centres. (HEPI)

### 54. DEVELOPMENT IN CONSERVATION AREAS

The Sub-Committee welcomed Mr Alan Stones, Historic Buildings and Design Manager for Essex County Council who had been invited to attend the Meeting to give a brief presentation to Members on development in the Conservation Area. Members were advised that the County function was as consultees and that their role was mainly to advise on issues such as Listed Buildings and Conservation Areas.

Mr Stones briefly outlined to Members the following areas:-

- Grade II Listed Buildings
- Conservation Areas
- Article 4 Directions
- Areas of Special Advertising Control

Mr. Stones then answered Members' questions specifically regarding the following points

- The bearing a Conservation Area had on the detail of planning applications on adjoining areas
- The extension of Conservation Area boundaries either whole or piecemeal to include specific buildings currently outside the Conservation Area
- The conflict in Town Centres between developers and residents on proposals and the need for early mediation on such matters
- The possible financial implications either positive or negative in respect of new Conservation Areas,
- The possibility of conserving more modern developments for the future.
- The boundaries of Conservation Areas, ancient monuments, etc. and their marking on Ordnance Survey maps
- Article 4 Directions and their standing in the planning process.
- Listed Building Consent and mobile phone masts
- The Local Planning Authority's position in instances of demolition/re-build in Conservation Areas.

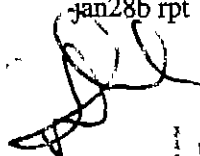
Members thanked Mr. Stones for his presentation and he then left the Meeting

### 54 MOBILE PHONE MASTS

Members were disappointed to note that Orange and Vodafone had not attended the Meeting to give their presentations on their future plans for their network

The Meeting closed at 9.25pm.

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1455

# Committee Report

4(ii)



Rochford District Council

To the meeting of:

COMPULSORY COMPETITIVE TENDERING PANEL

On:

14TH JANUARY 1999

Report of:

HEAD OF MEMBER SERVICES

Title:

MINUTES OF COMPULSORY COMPETITIVE TENDERING PANEL

Author:

G Brazendale

Report Approved By:

At a Re-convened Meeting held on 3rd December 1998. Present: Councillors  
Mrs. J. Helson (Chairman), D.E. Barnes, J.M. Dickson, V.D. Hutchings and P.F.A. Webster.

Apologies: Councillor C.R. Morgan

Substitute: Councillor Mrs. M.S. Vince.

## 61. CONTRACT RENEWAL - DRAFT STREET CLEANSING SPECIFICATION

The Panel continued to consider the draft street cleansing specification, taking in to account additional information provided by Officers, as requested at the previous meeting. The following issues arose during discussion:

### i) Cleansing and the Grounds Maintenance Contract

Members had previously examined the possibility of separating cleansing operations in parks, such as litter picking and the emptying of dog bins, from the grounds maintenance contract (Minute 60 -2.2d). The Head of Leisure & Client Services reported that he had discussed this suggestion with operational staff, who concluded that, due to the need to synchronise litter picking and grounds maintenance, it would not be practicable to have separate contracts for the two functions. Following discussion, the Panel agreed to retain cleansing and grounds maintenance within a single contract, as at present.

### ii) Sweeping of Residential Footways

The Head of Leisure and Client Services reminded the Panel that, at present, only residential streets in Rochford and Rayleigh receive four sweeps per year, the remainder of the District's streets are swept on a responsive basis by the mobile hit squad. At the previous meeting, the Panel had considered the possibility of standardising the cleansing service across the District, to provide two sweeps, with additional cleans as and when required (for example, to coincide with leaf fall).

Members reiterated their view that all areas should receive the same level of cleansing and an alternative option to standardise the service was discussed, under which all residential footway sweeping would be provided solely on a responsive basis. The resultant savings would enable greater attention to be given to cleansing town centres,

which Members had previously agreed should be considered a priority. It was recognised that, if this option was to be adopted, some roads would still require additional sweeps.

The Panel considered that it was difficult to evaluate this option unless the likely savings, which would allow other areas to be provided with a more frequent service, were known. Members requested that a breakdown of the costs of each element of the current cleansing contract be provided at a future meeting.

It was also suggested that information could be obtained from another comparable District, such as Maldon, to enable the likely costs of individual elements of the contract to be determined.

iii) Monitoring

Members examined the inspectors' reports for the last three months, the work identified within which is carried out by the hit squad. The Head of Leisure & Client Services informed the Panel that staff from the Audit Section had been monitoring the manual and mechanical sweepers since 1st December and that, to date, all the scheduled work had been carried out. It was noted that the inspections had hitherto focused on the Rochford and Rayleigh town centres, and it was requested that some residential streets should be monitored, to coincide with scheduled sweeps.

The Panel re-emphasised its belief in the need for thorough monitoring, and in particular considered that the inspectors should carry out checks to determine satisfactory completion of the contractors' work.

iv) Categorisation of Streets

The Panel examined street plans of Rochford and Rayleigh to identify those roads which should be categorised as within the town centre, and those regarded as residential. It was agreed that car parks within town centres should be cleansed to the same standard as the surrounding streets. For some areas within town centres, other Authorities may have responsibility for cleansing - for example, the immediate environs of railway stations - and Officers undertook to clarify such instances.

It was agreed that street maps for the remaining urban areas would be sent to the appropriate Ward Councillors in order that town centres, schools, shopping areas etc. could be identified to determine the frequency of street sweeps required.

The Panel agreed that it would continue to consider the street cleansing contract at its next meeting.

The meeting closed at 5.00pm.

PANSANDGROUPS/ccipdec3.rpt

## ROCHFORD DISTRICT COUNCIL

### Minutes of the Council

At a Meeting held on 8th December 1998. Present: Councillors G Fox (Chairman) R. Adams, R.S. Allen, G C Angus, B R. Ayling, D.E Barnes, P.A Beckers C I Black, M C. Brown, S Cumberland, J.M. Dickson, D.F. Flack, D.M. Ford, Mrs. J.E Ford, E L Francis, K.A. Gibbs, Mrs. J.M. Giles, Mrs. H L A. Glynn, Mrs. J Hall, N Harris, Mrs. E.M. Hart, D Helson, Mrs J. Helson, A Hosking, Mrs A R Hutchings, V.D. Hutchings, V.H. Leach, C.R Morgan, T.A. Powell, Mrs. W.M. Stevenson, S R Tellis, Mrs. M.S. Vince, R.E. Vingoe, Mrs. M J Webster, P.F.A. Webster, D.A. Weir and Mrs. M.A. Weir

Apologies: Councillors Mrs. S.J Lemon, R.A. Pearson and D.J. Sutton.

#### 546 MINUTES

##### Resolved

That the Minutes of the Meeting of 20th October 1998 and Extraordinary Meeting of 27th October 1998 be approved as correct records and signed by the Chairman.

Councillor Mrs H.L.A. Glynn wished to place on record that she had only been in attendance for the final thirty minutes of the Extraordinary Council Meeting held on 30th September 1998, and had abstained from voting on the item under consideration.

#### 547. MEMBERS' INTERESTS

The interests recorded in the Minutes to be received and considered by Council were taken as read

Councillor D.E. Barnes declared a non-pecuniary interest in items relating to Rayleigh Town Council and Rayleigh Age Concern by virtue of his role as Chairman of those bodies

#### 548. CHAIRMAN'S ANNOUNCEMENTS

The Chairman reported the attendance of the Vice-Chairman at the Essex Playing Fields Association awards ceremony. The Council had received a Certificate of Merit for the St John Fisher Playing Ground, Rayleigh

The Chairman had undertaken a host of activity, including attendance at.-

- the Soroptomists International Annual Lunch
- the Essex County Council 'Reduce your Speed' commitment
- Remembrance Services at Rayleigh, Hockley and Hullbridge
- the Bullwood Hall Celebration of Achievement
- the opening of houses built by the Swan Housing Trust, Downhall Road
- the Domestic Violence Conference at Freight House, Rochford
- the opening of jewellery shops in Rochford and Great Wakering
- the switching on of the Hawkwell Christmas lights

At the conclusion of this item, all Members supported the Vice-Chairman in extending best wishes to Mrs. Anne Fox, the Chairman's wife, for a speedy recovery from illness.

#### 549. COMMITTEE MINUTES

##### Resolved

(1) That the Minutes of Committees be received and the recommendations contained therein adopted.

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consultation period. In fully endorsing the concern expressed by District Officers with regard to the County's proposals, Members wished to highlight the following specific points as reasons for rejecting the revised service:-

- i) that little thought appears to have been given to the costly cooking and storage facilities (microwaves, refrigerators and so on) which recipients would need to have, together with the associated costs for such facilities. There could also be a problem in achieving delivery of any revised arrangements.
- ii) that the proposals appeared to be driven by the need for financial economies alone, rather than any care for the elderly.
- iii) that it would be wrong to replace an effective well-ordered community based facility with one purely offering a form of grocery facility.
- iv) that the client base represented is a very vulnerable section of the community prone to the type of food infections which the proposed changes could introduce and that, at the very least, the proposals are likely to mean the supply of food of a lower nutritional value.
- v) that the Medical Health Officer should be involved at an early stage in the development of any amendments to existing services
- vi) that there are a number of inconsistencies in the draft County report which are cause for concern. For example, whilst not actually stated, it would appear from the statistics quoted that the number of meals ordered but not delivered during 1997/98 was an extremely low percentage of the total meals delivered and that to highlight this as one of the reasons for change seemed to exaggerate its importance.
- vii) that proposals appear at variance with earlier comments made to the District by a County-Member representative with regard to the imbalance which already existed between the elderly and childrens Standard Spending Assessments.
- viii) that there are concerns about the likely expectations to be placed on voluntary bodies as a result of these proposals.

On a requisition pursuant to Standing Order 24(2) a recorded vote was taken on a Motion moved by Councillor Mrs J. Helson and seconded by Councillor S Cumberland as follows -

**For the Motion (37)**

Councillors R Adams, R.S Allen, G.C Angus, B R Ayling, D.E. Barnes, P.A. Beckers, C.I Black, M.C. Brown, S Cumberland, J M Dickson, D.F Flack, D M. Ford, Mrs J.E. Ford, G. Fox, E.L Francis, K.A Gibbs, Mrs. J.M. Giles, Mrs H L.A Glynn, Mrs. J Hall, N Harris, Mrs. E M Hart, D. Helson, Mrs J Helson, A. Hosking, Mrs. A. Hutchings, V D Hutchings, V H Leach, C R Morgan, T A. Powell, Mrs. W Stevenson, S.R Tellis, Mrs M.S. Vince, R E Vingoe, Mrs M. Webster, P.F.A. Webster, D.A. Weir, and Mrs M A. Weir

**Against/Abstentions (NIL)**

The Motion was declared UNANIMOUSLY CARRIED and it was -

**Resolved**

That the County Council be advised that this Council is horrified by County proposals to introduce frozen food and urges County Councillors to reject any such scheme (CE(D))

553. EXCLUSION OF THE PUBLIC

Resolved

That under Section 100(A)(4) of the Local Government Act 1972, the public be excluded from the Meeting for the following item of business on the grounds that it involves the likely disclosure of Exempt Information as defined in Paragraph 1 of Part 1 of Schedule 12A of the Act.

554. PROPOSED ORGANISATIONAL CHANGES

(i) Outcome of Consultation

Members considered the confidential report of the Chief Executive (Designate) on organisational changes and the outcome of the consultation with effected staff. In accepting the implementation of the new structure, Members felt that the Corporate Resources Sub-Committee was a better vehicle for detailed consideration of the staffing issues arising from the new structure.

On a motion moved by Councillor D E Barnes and seconded by Councillor Mrs. J Helson, it was:-

Resolved

(1) That the new organisational structure be implemented as soon as possible.

(2) That authority be delegated to the Corporate Resources Sub-Committee to determine all staffing issues arising out of such implementation.

(3) That Mr. Paul G Warren be appointed Returning Officer for the Authority (CE(D))

NOTE: Councillor D F Flack requested that it be recorded he voted against the resolution on the basis that he was unable to vote on management structures as a matter of principle since he felt Members should receive independent external advice on reorganisations.

(ii) Confidentiality

Questioning the confidentiality of earlier reports, a Member drew attention to the minutes of a Tenants' Liaison Meeting appended to the Chief Executive's Newsletter of 4th December 1998.

On a motion moved by Councillor V H Leach and seconded by Councillor Mrs J Helson it was:-

Resolved

That Corporate Management Board should carry out an internal inquiry into matters surrounding the discussions which had taken place at the Tenants Liaison Meeting of 28th October 1998 and report the outcome to Full Council. (CMB)

The meeting closed at 10.05 p.m.

minsdec8



Rochford District Council  
To the meeting of:

### FINANCE & GENERAL PURPOSES

On:

2ND FEBRUARY 1999

Report of.

HEAD OF ADMINISTRATIVE AND MEMBER SERVICES

Title:

MINUTES OF COMPULSORY COMPETITIVE TENDERING PANEL

Author:

A Wyatt

Report Approved By:

At a Meeting held on 11th December 1998. Present: Councillors Mrs J Helson (Chairman), D.E Barnes, J.M Dickson, V.D. Hutchings and P.F.A. Webster

Apologies. Councillor C R. Morgan.

Substitute: Councillor Mrs. M.S. Vince.

The Panel further consider the draft Street Cleansing Specification as outlined in the report of the Head of Leisure & Client Services which had been presented to Members at previous Meetings.

The following issues arose during discussion:-

#### Contract Type

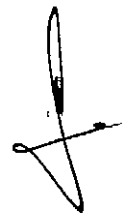
Members were advised that Castle Point Borough Council used the mixture of input and output contracts in their specification which equated to a similar contract amount to that already paid by Rochford District Council. Members were also advised of the zoning system used by Maldon District Council and it was considered that the Contract should be a mixture of input and output for town centres and output for residential areas.

#### Mechanical Sweeper

Mindful of the previous recommendation not to specify methods of sweeping in the contract, a Member questioned the required frequency for road/gulley sweeping and pavement sweeping. The Panel was of the opinion that providing standards were met any method could be used. Members requested that prospective tenderers should provide quotations for two road sweeps, four road sweeps and one-off road sweeps with an output specification for the clearance of leaves and blossom. With regard to pavement sweeping the Panel considered that prospective tenderers should be invited to provide quotations for two, three and four sweeps per year.

#### Page 45 - Road Sweeping - Twelve Times Per Year

The Panel was of the opinion that town centres should receive twelve sweeps per year and that for other roads, prospective tenderers should provide quotes for six and nine sweeps and then two additional sweeps per year. In respect of car parks Members were happy to see the removal of Ferry Road, Hullbridge from the specification as the responsibility for the car park had passed to Hullbridge Parish Council. Members questioned whether Clements Hall and the Freight House





car parks came under the Grounds Maintenance Contract. The Panel agreed for the car parks listed on page 45 to receive one mechanical sweep per month and litter picking as necessary.

#### **Page 46 - Roads to be Swept either Eight Times per Year or Twice Yearly**

The Panel considered that the roads to be swept eight times per year should be reduced to six times per year and that those roads detailed to receive twice yearly sweeps should remain the same.

#### **Litter Bins and Dog Bins**

The Panel was advised by Officers that some of the bins and dog waste bins would be dealt with under the Grounds Maintenance Contract.

The Panel agreed that litter bins in town centres should be emptied twice daily, those in shop parades should be emptied daily and those by schools should be emptied daily, except for non-school times when, as with the rest of the District and on major routes to rail stations, they would need to be emptied once weekly. In respect of dog waste bins, Members considered that they should be cleaned once a month and that as dog walking had seasonal trends bins, should be emptied twice weekly in the summer (April to September) and once a week during winter. The Panel further considered there were not enough dog waste bins in certain areas of the District including The Mount and King George's Playing Field and it was requested that the situation be looked into further by Officers.

#### **Page 29 - Footpaths**

In considering that footpaths should remain both clean and clear, Members requested that Officers approach Essex County Council on the matter of vegetation clearance in alleyways at the same time as litter picking. It was considered that the contract should be of an output type.

#### **Town Centres**

The Panel considered that the Contract should state one sweep per day and then the standard under the Environmental Protection Act should be met by use of an output contract. The Panel considered that the timing of cleans would be important, in particular during school times. Members requested a view from Officers as to the position regarding cleaning behind shopping areas.

#### **Monitoring**

The Panel was advised that, although there are only three members of monitoring staff at present whose duties involved other areas of contract work, resources would be adequately targeted to monitor contracts properly. Members were further advised that information technology was currently being installed in the Council's Depot and that the work to improve monitoring had been started. The Panel considered that the issue should be looked at when the exact Contract Specifications were known.

#### **ANY OTHER BUSINESS**

Members requested that the issue of refuse collection for Church Halls in particular the Salvation Army, be investigated and reported back to the Panel

Members noted that the next Meetings were scheduled to take place on 14th, 15th, 21st and 22nd January 1999 to deal with the Grounds Maintenance Contract.

The Meeting closed at 12.30pm.

f&gp/feb2g

## ROCHFORD DISTRICT COUNCIL

### Minutes of the Transportation & Environmental Committee

At a Special Meeting held on 14th December 1998. Present: Councillors V.H. Leach (Chairman), D.E. Barnes, C.I. Black, J.M. Dickson, D.M. Ford, Mrs. J.E. Ford, K.A. Gibbs, A. Hosking, V.D. Hutchings, R.A. Pearson, T.A. Powell, S.R. Tellis, Mrs. M.S. Vince, and Mrs. M.J. Webster

Apologies: Councillors M.C. Brown, Mrs. J.M. Giles, and Mrs. H.L.A. Glynn.

Substitutes: Councillors P.A. Beckers and Mrs. J. Helson.

Non Member Attending: Councillor P.F.A. Webster

#### 555. ESSEX AND SOUTHEND REPLACEMENT STRUCTURE PLAN - REVISED WRITTEN STATEMENT AND KEY DIAGRAM

The Committee considered the report of the Head of Environmental Policy and Initiatives which explained progress on the preparation of the Essex and Southend-on-Sea Replacement Structure Plan, including the proposed inclusion of new policies dealing with the economic situation in South East Essex. Members noted the background to the draft Replacement Structure Plan and the proposed changes, in particular that Southend-on-Sea Borough Council had become a Unitary Authority since the draft was placed on deposit. It was further noted that a bridging document was needed to outline the proposed changes to the Structure Plan and the additional ten new policies which seek to develop the plan's core strategy with an emphasis on encouraging economic success in South East Essex. Members' questions were answered specifically in relation to Policies CS2 - Protecting the Natural In-built Environment, CS4 - Priority Areas for Economic Regeneration, Policy CS5 - Employment Land and also Policy CS8 - Housing Land. It was considered that the proposed alterations to the Plan were to be supported.

#### Resolved

That Essex County Council and Southend-on-Sea Borough Council be informed that this Authority supports, in principle, the proposed revisions to the Replacement Structure Plan. (TP)(HEPI)

#### 556. THE ESSEX AND SOUTHEND WASTE LOCAL PLAN DEPOSITS DRAFT

The Committee considered the report of the Head of Environmental Policy and Initiatives, which outlined the main features of the formal deposit version of The Essex and Southend Waste Local Plan. The report explained the details of a proposal made by Chelmsford Borough Council in respect of the development of a joint case to be prepared by all Essex Districts. Members noted that the County Waste Strategy was primarily incinerator-led, and suggested that this would actually prevent the establishment of a meaningful recycling strategy. Given that incinerators require significant volumes of waste to ensure they operate at full capacity, the Committee saw a potential need to import additional waste from outside the County.

Members considered it imperative that the correct strategy is adopted in the Waste Local Plan, and for the long term.

It was considered that there was much in the Deposit Plan that merited support, and that although the Plan took clear account of the Government's waste hierarchy and the latest regional waste guidance, it did not provide sufficient comfort over some serious short comings. Concern was expressed at the proposal to site a facility in West Rayleigh, first for land use planning reasons, due to the Green Belt status of the site and the difficulties with transport movements and access, and secondly for technical reasons, including the availability of an adequate water supply. Concerns were also expressed in respect of

potential effects on those areas nearest to the proposed site, and further afield as a consequence of wind borne ash. It was noted that Rayleigh Town Council had mobilised opposition with nearby Parish Councils and a Residents Association

Members further noted the initiative undertaken by Chelmsford Borough Council in that external consultants, "Ecologika Consultants" had been appointed to advise on a suitable response to the Plan. Chelmsford had invited Essex Districts to join a consortium to present a joint objection to the plan by 15 January 1999 and then to prepare a case for the forthcoming Local Plan Inquiry. A breakdown of the likely costs had been produced and the Committee concluded that a budget of up to £5,000 should be identified to enable Rochford's participation in the consortium. Chelmsford Borough Council's views on the strategy as outlined in the report were endorsed by Members, who were of the opinion that -

- (a) The County Council and Southend Borough Council should be requested formally to delay any further consideration of the Waste Local Plan Deposit draft for a period of 11 to 12 months, to January 2000, to allow intensive consideration of an alternative waste strategy based upon increased recycling and diversion of waste, and to seek their input in such a review
- (b) This Authority will give its full support to such a review to 1999
- (c) This Authority uses Ecologika Consultants to consider an alternative strategy and that their current brief should be revised to take account of particular points of concern for Rochford District Council. (The financial contribution which would be required could be debated separately)
- (d) That the terms of reference of the Essex Waste Contract Strategy Group of the Association of Essex Councils be revised to embrace all waste matters and to include representatives of all Districts as well as the County Council.
- (e) Since the consultation period for the Deposit Plan ends on 15th January 1999 and it is not clear whether the County and Southend will support a delay in the planned preparation process, the County should also be informed of this Authority's concerns in respect of the incinerator-led emphasis of the Deposit Plan and the strong objections to the identification of West Rayleigh site - (Site MWM7) as a major waste management site.

Members were of the opinion that Ecologika appeared to be the ideal consultancy to prepare an alternative waste strategy, concluding that arrangements should be made for the District to participate in the joint district consortium to present the Councils' representations to the County by the 15th January deadline for submissions. Thereafter, Ecologika should be invited to attend the next meeting of the Transportation and Environmental Services Committee on 28th January 1999 so that the Council can make a final decision on whether to remain a part of the consortium with Ecologika presenting evidence on its behalf to the Local Plan Inquiry.

#### **Resolved**

- (1) That Chelmsford Borough Council be informed of this Council's agreement to take part in the review of the Waste Local Plan Strategy, and to providing a contribution towards the research being undertaken by Ecologika Consultants subject to a suitable input to the Consultant Terms of Reference.
- (2) Essex County Council and Southend Borough Council be informed of this Council's views and that they be formally requested to delay the Waste Local Plan to allow the review to be completed.
- (3) That, in any event and subject to additional comments from Members, Essex County Council and Southend Borough Council be informed of this Authority's concerns about the incinerator-led strategy of the Deposit Waste Plan and the proposal for a major waste management site in West Rayleigh as outlined in the report

(4) That the District Council welcomes the opportunity to facilitate partnership working with the Parish Councils in order to present a comprehensive response to the proposal for an incinerator and provide support in respect of their campaign.

(5) That Councillor Mrs J. Helson be appointed to attend the Joint County/District Waste Contract Strategy Working Party (HEPI)

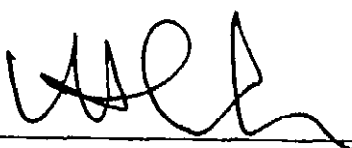
557. **THE APPROACH CAR PARK, EMERGENCY RESURFACING WORKS**

The Committee considered the joint report of the Head of Revenue Services and the Head of Leisure and Client Services concerning the condition of The Approach Car Park since fencing works had been completed by British Rail. Members considered that works to comply with Health and Safety Standards should be carried out and that the bid for resurfacing should be made to the next budget cycle.

**Resolved**

That works be carried out to The Approach Car Park to comply with health and safety standards and that a bid for the resurfacing works be made to the next budget cycle. (CD(FES))

The Meeting closed at 9 00pm.

chairman:  date: 28-1-99

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minsdec14



Rochford District Council  
To the meeting of

## FINANCE & GENERAL PURPOSES

On: 2ND FEBRUARY 1999

Report of: HEAD OF ADMINISTRATIVE AND MEMBER SERVICES

Title: MINUTES OF THE CORPORATE RESOURCES SUB-COMMITTEE

Author: G Brazendale

Report Approved By:

At a Meeting held on 15th December 1998. Present: Councillors D.E. Barnes (Chairman), Mrs J.M. Giles, Mrs. J. Helson, V H Leach, C.R. Morgan, R.E. Vingoe, P F.A. Webster, D.A. Weir and Mrs. M.A. Weir.

Apologies: Councillors Mrs. H.L.A. Glynn and Mrs. S.J. Lemon.

Substitutes: Councillor D.R. Helson.

Non-Members Attending: Councillors V.D. Hutchings and Mrs. W.M. Stevenson.

Representatives from the Rayleigh Chamber of Trade, the Hockley Traders' Association and the Rochford Chamber of Trade were also present.

### 189 MINUTES

The Minutes of the Meeting of 12th November 1998 and of the re-convened Meeting of 18th November 1998 were approved as correct records.

### 190 MEMBERS' INTERESTS

The following non-pecuniary interests were declared:

Councillor V.D. Hutchings by virtue of his spouse's involvement with a company trading in Hockley.

All Members of Hockley and Rochford Parish Councils

### 191 CORPORATE RESOURCES SPECIAL CONSULTATION SUB-COMMITTEE HELD ON 17TH DECEMBER 1997

The Corporate Director (Finance and External Services) circulated the notes of the corresponding Meeting held in 1997. Following a Member question concerning "brown signing", Officers undertook to seek clarification of the County Council's policy for the provision of such signage.

192. **ENVIRONMENTAL ENHANCEMENTS IN HOCKLEY TOWN CENTRE AND ROCHFORD DISTRICT TOWN CENTRE'S PUBLICITY**

The Sub-Committee considered the report of the Head of Environmental Policy and Initiatives concerning the spending arrangements for the £5,000 regeneration fund allocated by the Corporate Resources Special Sub-Committee on 17th December 1997.

It was proposed that approximately £3,500 be spent on providing street furniture in Hockley, with the remaining £1,500 being used to fund a "wrap round" advertisement feature in the local press in February to promote local town centres. This would follow up a similar feature issued at Christmas.

i) **Wrap-round feature**

The Sub-Committee discussed in some detail the allocation of £1,500 to the Chambers of Trade Association to provide the wrap-round. Some Members considered that the Council could be criticised for funding a promotional feature advertising solely those businesses that are Chamber of Trade members, and that consideration should therefore be given to ways of assisting all commercial activity within the District. On balance, however, it was concluded that the wrap round is a high quality production which promotes town centre retail facilities in a positive way, and the Council should therefore assist with its issue. Members expressed their support for the work of the Chambers of Trade and praised the initiative shown in the production of the wrap round.

In replying to a Member question, the Chief Executive (Designate) suggested that the level of financial support offered by the Council could be reduced if a larger than anticipated number of businesses wished to pay for advertising space within the wrap round. Any savings thereby achieved could be used to contribute towards the cost of producing future publicity material. The Sub-Committee was agreeable to this suggestion.

On a Motion put by Councillor Mrs. J. Helson and seconded by Councillor V.H. Leach, it was

**RECOMMENDED**

That £1,500 be used to provide a wrap round advertisement in February 1999, to be produced in consultation with the Rayleigh Chamber of Trade, the Hockley Traders Association and the Rochford Chamber of Trade. (TP)(HEPI)

ii) **Street Furniture in Hockley**

It was noted that consultations are still being undertaken with the Hockley Traders' Association and Hockley Parish Council concerning the details of the street furniture to be provided with the funding previously agreed by the Sub-Committee. Members were agreeable to the suggested allocation of £3,500 for this purpose and it was suggested that the provision of any items identified as necessary by the consultees, in addition to those to be met from within this allocation, should be reported back to Members for further consideration. On a Motion put by Councillor D.E. Barnes and seconded by Councillor Mrs. J. Helson it was

**RECOMMENDED**

(1) That £3,500 be used to provide street furniture and other enhancements in Hockley Town Centre, the nature of which is to be determined in consultation with Hockley Parish Council and Hockley Traders' Association.

(2) That the provision of any additional facilities costing in excess of this sum be reported to Members for further consideration. (HEPI)

193. **BOOTS LAGOON**

The Corporate Director (Finance and External Services) informed the Sub-Committee that the Special Meeting of Transportation and Environmental Services Committee held on 2nd December had requested that the proposed use of Boots lagoon as a taxi rank be brought to this Sub-Committee, to enable consideration by the Chambers of Trade. The Chambers' representatives indicated that they would respond formally to the consultation exercise concerning the proposals soon to be undertaken by Essex County Council, and it was suggested that the issue could also be considered at the Rayleigh Chamber of Trade's Open Meeting in January.

194 **ISSUES RAISED BY THE CHAMBERS OF TRADE**

(i) **Resurfacing of Pavements in Spa Road, Hockley**

The Sub-Committee was informed that Essex County Council is proposing to carry out a scheme in Brampton Road to level the pavements and provide a layby, and the Parish Council has offered to meet the additional cost of providing block paving. The project to carry out pavement improvements in Spa Road is due to begin on 4th January 1999 and the Parish Council has allocated funding for an associated larger scale enhancement plan. It is likely however, that further funding will be required to enable implementation and the Chambers of Trade requested that the District Council give consideration to making available the additional finance.

The Sub-Committee noted the information provided by the Chambers of Trade.

(ii) **Special Events**

It was agreed to defer consideration of this issue, pending further information to be provided by the Rayleigh Chamber of Trade.

(iii) **National Non-Domestic Rates - Consultations**

The Corporate Director (Finance and External Services) requested, and received, the Chamber of Trade's agreement to carry out consultations concerning the NNDR by post, as in previous years.

(iv) **Industrial Directory**

Following a question from the Rochford Chamber of Trade's representative, it was confirmed that a new issue of the Industrial Directory will be published next year. The Regeneration Officer confirmed her intention to continue to work closely with the Chambers of Trade on this and other promotional initiatives.

(v) **Improved Reception and Information Facilities**

In response to a point raised, the Chief Executive (Designate) informed Members that it is intended to examine the services currently provided at the Council's reception areas throughout the District, following which any financial implications of recommended changes would be examined by the Finance and General Purposes Committee.

195. **EXCLUSION OF THE PUBLIC**

Resolved that under Section 100(A)(4) of the Local Government Act 1972, the public be excluded from the Meeting for the following item of business on the grounds that it involves the likely disclosure of Exempt Information as defined in Paragraph 1 of Part 1 of Schedule 12A of the Act.

Members considered the confidential report of the Chief Executive (Designate) deferred from a meeting of the Council on 8th December 1998 dealing with changes to the organisational structure and the effect of the proposals on individual posts. The Chief Executive (Designate) advised Members that some changes involved additional responsibilities and minor alterations to conditions of service but that in other cases posts were to be deleted from the establishment. He then advised of the redeployment opportunities available to affected staff and the redundancy packages and, in one case, early retirement packages for those who could not, or chose not to, avail themselves of such opportunities

In answer to a question the Chief Executive (Designate) confirmed that the costs of redundancy for the two Director posts affected were broadly similar.

After a short recess the Sub-Committee reconvened and unanimously

**Resolved**

- (1) That the Director of Corporate Resources and Director of Housing (Operations) posts be deleted from the establishment.
- (2) That the Head of Revenue Services post be assimilated into the post of Head of Revenue & Housing Services.
- (3) That the Head of Leisure & Client Services takes responsibility for the property maintenance functions of the housing stock.
- (4) That the Head of Planning Services be assimilated in to the post of Development Control Manager and a new Head of Planning Services post be filled as soon as possible.
- (5) That the Head of Member Services be assimilated in to the post of Principal Committee Administrator.
- (6) That the Head of IT Services be assimilated in to the post of IT & Support Services Manager.
- (7) That the Head of Environmental Policy & Initiatives be assimilated in to the post of Head of Corporate Policy & Initiatives.
- (8) That a new post of Head of Administrative & Member Services be created.
- (9) That the Fraud Investigations Officer post be graded SO1.
- (10) That the structure agreed by Council on 8th December 1998 be implemented forthwith and that the affected staff below Head of Service level be offered redeployment as proposed
- (11) That a simplified appraisal/monitoring system be introduced throughout the Authority with appropriate targets and six monthly reviews commencing with Corporate Management Board and Head of Service followed by Officers reporting directly to them.

The Meeting closed at 10 20pm.

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# ROCHFORD DISTRICT COUNCIL

## Minutes of the Planning Services Committee

At a Meeting held on 17th December 1998. Present: Councillors D.A. Weir (Chairman), R.S. Allen, G C Angus, P A. Beckers, C.I. Black, M C Brown, S Cumberland, J M. Dickson, D.F. Flack, D.M. Ford, Mrs J.E Ford, G. Fox, E L. Francis, K A. Gibbs, Mrs. J.M. Giles, Mrs H.L.A. Glynn, Mrs J. Hall, D.R. Helson, Mrs. J. Helson, Mrs A.R Hutchings, V D. Hutchings, V.H. Leach, C.R. Morgan, R.A Pearson, T.A Powell, Mrs W.M. Stevenson, S.R. Tellis, Mrs M.S. Vince, R.E. Vingoe, Mrs. M.J Webster, P.F.A. Webster and Mrs. M.A Weir

Apologies: Councillors D.E Barnes, Mrs E.M Hart and Mrs. S.J Lemon.

### 558. MINUTES

The Minutes of the Meetings held on 25th and 26th November 1998 were approved as a correct record and signed by the Chairman.

### 559. MEMBERS' INTERESTS

Members' Interests relating to the Schedule of Development Applications and Recommendations (Minute 561) were received as follows:-

Para D2 - Councillor D.M. Ford declared a Non Pecuniary Interest by virtue of his employer having a division on London Southend Airport.

Para 7 - Councillor D.F. Flack declared an Interest by virtue of being a Non Executive Director of the South East Essex NHS Trust, he took part in the debate but took no part in the voting.

Para 8 - Councillor Mrs M.S Vince declared a Non Pecuniary Interest by virtue of living in close proximity to the site

Para R10 - Councillors J.M Dickson, Mrs H.L.A. Glynn and V.H. Leach each declared a Non Pecuniary interest by virtue of being Hawkwell Parish Councillors and also having knowledge of the applicant

### 560. OUTSTANDING ISSUES

The Committee was satisfied that all necessary action had been taken.

With regard to the item relating to Sutton Bridge Farm, Sutton Road, Rochford, the Committee was advised by a Member that a complaint in respect of the grant of Planning Permission had been made to the Local Government Ombudsman.

With regard to the item regarding 6 East Street, Rochford, clarification was sought by Members on progress to date with regard to negotiations concerning the access at the side of the site

Minutes 79/98 (Para.10), 368/98 (Paras.D2 and 6), 374/98 (Para 3), 421/98 (Paras 8 and 12) were carried forward.

*AW*

561. SCHEDULE OF DEVELOPMENT APPLICATIONS AND RECOMMENDATIONS

The Head of Planning Services submitted a Schedule of Development Applications for consideration and a list of Planning Applications and Building Regulation Applications decided under delegation

Para. D1 - F/0473/98/ROC - 104 Daws Heath Road, Rayleigh

Proposal - Erect 5 bed detached house with part integral double garage (demolish existing dwelling)

In noting that Officers had managed to reduce the ridge height by a further 200mm from that shown on the plans, Members wished to also see further conditions added, removing permitted development rights within the loft space, and that the development permitted should be implemented in accordance with the ridge height shown on the front and rear elevations as set out on the revised plans, drawing No 001 Rev D.

**Resolved**

That the application be approved subject to the conditions set out in the schedule including conditions set out below:-

15. Standard Condition. 20 - restricted dormers

16 The development hereby permitted shall be implemented in accordance with the ridge height shown on the front and rear elevations (rather than the side elevations) on the revised plans received on 17th December 1998, drawing No. 001 Rev D, and as set out in the agent's letter dated 14th December 1998

Para. D2 - F/0488/98/ROC - Adj Warners Bridge (Eastern Side of London Southend Airport), Southend Road, Rochford

Proposal - Delete condition 3 of Planning Permission ref. F/0079/97/ROC to allow removal of barrier from internal access road.

A motion for the application to be refused was lost on a show of hands and it was

**Resolved**

- (a) That this application be approved subject to the conditions set out in the schedule.
- (b) That Southend-on-Sea Borough Council be informed of the above decision in response to the consultation on their application No. SOS/98/0735

Para. R3 - OL/0381/98/ROC - Land between 6 & 7 Marshalls Close, Rayleigh

Proposal - Outline application to erect a bungalow and provision of garage to 7 Marshalls Close

**Resolved**

That the application be approved subject to the conditions set out in the schedule.

**Para. 4 - CM/0706/98/ROC - Barling Landfill Site, Church Road, Barling Magna**

**Proposal - Variation of Condition 3 of planning permission ROC/634/90 (for the opening of landfill site on Saturday afternoons post public holidays)**

In considering the application, Members recognised that the Saturday Afternoon Extensions for the preceding year had not caused undue harm and therefore it was

**Resolved**

That Essex County Council be informed that this Authority raises no objection but would strongly urge that any planning permission granted is for an additional year only to enable the County Council, Parish Council and local residents to monitor and view the situation in the light of further experience.

**Para. 5 - CU/0593/98/ROC - 2 Berry's Arcade, High Street, Rayleigh**

**Proposal - Change use of Class A1 (Shop) to Class A3 (Hot Food Take-away)**

A Motion for the closing hour of the take-away to be a uniform 10 30pm was lost on a show of hands and it was

**Resolved**

That the application be approved subject to the conditions set out in the schedule.

NOTE: Pursuant to Standing Order 24(4) Councillors D.F. Flack, G. Fox, S.R. Tellis and Mrs M.J. Webster wished it recorded that they cast their votes against acceptance of the resolution above.

**Para. 6 - F/0495/98/ROC - Taramara, Princess Road, Rayleigh**

**Proposal - Erect four detached 3-bed bungalows with detached garages and access road (demolish existing bungalow (revised application following F/0248/97/ROC)**

In agreeing with the Officers recommendation Members were pleased to see that an acceptable reasonable compromise had been reached.

**Resolved**

That the Corporate (Law, Planning & Administration) be instructed to negotiate a Section 106 Agreement in relation to the above covering the making up of Princess Road for a minimum of 6 metres from the carriageway edge of Bull Lane. That subject to that Agreement being completed to the satisfaction of the Director the application be approved subject to the conditions as set out in the schedule.

**Para. 7 - F/0671/98/ROC - Land Adj. Park School, Rawreth Lane, Rayleigh**

**Proposal - Erect 30 bed nursing home with ancillary staff accommodation enlarge existing access, layout parking and turning area.**

In considering this application and noting the Officers recommendation for refusal, Members considered nevertheless that the applicants had made out a case on the basis of need for the proposal and thus accepted that very exceptional circumstances existed for the Nursing Home. Accordingly it was agreed that the application be delegated to the Corporate Director (Law, Planning and Administration) to approve subject to appropriate conditions and also Informatives relating to Wheel Cleansing, and a standard informative relating to Noise and Hours of Work Nuisance.

**Resolved**

That the application be delegated to the Corporate Director (Law, Planning & Administration) to approve subject to appropriate conditions and also Informatives relating to Wheel Cleansing and a standard informative relating to Noise and Hours of Work Nuisance.

NOTE. Pursuant to Standing Order 24(4) Councillor C.I Black wished it recorded that he cast his vote against the resolution above.

**Para. 8 - F/0622/98/ROC - Rochford Bowls Clubs, Stambridge Road, Rochford**

**Proposal - Erection of new club house (demolish existing)**

**Resolved**

That the application be approved subject to the condition heads set out in the schedule.

**Para. 9 - OL/0566/98/ROC - Telephone Exchange, Great Eastern Road/Gladstone Road, Hockley**

**Proposal - Outline application to erect 3 x 4-bed detached houses and parking including detached garaging (demolish existing building)**

In noting the details of the planning application Members concurred with the Officers recommendation and it was

**Resolved**

That the application be approved subject to the conditions set out in the schedule and subject to two informatives covering the Local Planning Authority's concern to ensure the the scale and height of the houses respect the pattern of development in the area and advising the applicant to be cautious as it is understood that there are numerous underground inspection pits on the site.

**Para. R10 - F/0667/98/ROC - Land rear of 5 Read Close, Hawkwell**

**Proposal - Change use of land from builders yard to residential garden. Erect garage accessed via Swayne Avenue (demolish existing building store)**

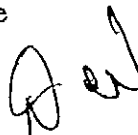
**Resolved**

That the application be approved subject to the conditions set out in the schedule including those set out below:-

4 Standard Condition 18 - Permitted Development - Restricted Outbuildings

5. Notwithstanding the provisions of Article 3, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, the garage hereby permitted shall be used solely for the parking of vehicles and other ancillary domestic purposes, but not for any industrial, commercial or business use

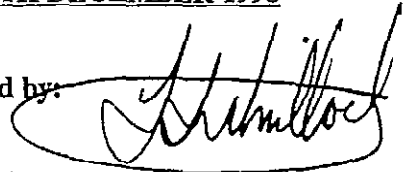
The Meeting closed at 10 30pm.



SCHEDULE OF PLANNING APPLICATIONS TO BE CONSIDERED BY

PLANNING SERVICES COMMITTEE 17TH DECEMBER 1998

The enclosed reports have been approved by:



All planning applications are considered against the background of current Town and Country Planning legislation, rules, orders and circulars, and any development, structure and local plans issued or made thereunder. In addition, account is taken of any guidance notes, advice and relevant policies issued by statutory authorities.

Each planning application included in this Schedule and any attached list of applications which have been determined under powers delegated to the Corporate Director (Law, Planning and Administration) is filed with all papers including representations received and consultation replies as a single case file

All building regulation applications are considered against the background of the relevant building regulations and approved documents, the Building Act, 1984, together with all relevant British Standards.

The above documents can be made available for inspection as Committee background papers at the office of Planning Services, Acacia House, East Street, Rochford



PLANNING SERVICES COMMITTEE 17 DECEMBER 1998

DEFERRED ITEMS

- D 1 F/0473/98/ROC JOANNE CLARK PAGE 1  
ERECT 5-BED DETACHED HOUSE WITH PART INTEGRAL DOUBLE  
GARAGE (DEMOLISH EXISTING DWELLING)  
104 DAWS HEATH ROAD RAYLEIGH
- D 2 F/0488/98/ROC JOHN WOOD PAGE 3  
DELETE CONDITION 3 OF PLANNING PERMISSION REF.  
F/0079/97/ROC TO ALLOW REMOVAL OF BARRIER FROM  
INTERNAL ACCESS ROAD  
ADJ WARNERS BRIDGE (EASTERN SIDE OF AIRPORT)  
SOUTHEND ROAD ROCHFORD

REFERRED ITEM

- R.3 OL/0381/98/ROC MARTYN WILLIAMS PAGE 6  
OUTLINE APPLICATION TO ERECT A BUNGALOW AND GARAGE.  
PROVISION OF GARAGE TO 7 MARSHALLS CLOSE.  
LAND BETWEEN 6 & 7 MARSHALLS CLOSE RAYLEIGH

SCHEDULE ITEMS

4. CM/0706/98/ROC JOHN WOOD PAGE 8  
VARIATION OF CONDITION 3 OF PLANNING PERMISSION  
ROC/634/90 (FOR THE OPENING OF LANDFILL SITE ON  
SATURDAY AFTERNOONS POST PUBLIC HOLIDAYS)  
BARLING LANDFILL SITE CHURCH ROAD BARLING MAGNA
- 5 CU/0593/98/ROC JOHN WHITTAM PAGE 10  
CHANGE USE OF CLASS A1 (SHOP) TO CLASS A3 (HOT FOOD  
TAKEAWAY)  
2 BERRYS ARCADE HIGH STREET RAYLEIGH
- 6 F/0495/98/ROC JOHN WHITTAM PAGE 15  
ERECT 4 DETACHED 3-BED BUNGALOWS WITH DETACHED  
GARAGES AND ACCESS ROAD (DEMOLISH EXISTING  
BUNGALOW) (REVISED APPLICATION FOLLOWING  
F/0248/97/ROC)  
TARRAMURRA PRINCESS ROAD RAYLEIGH

Dee

- 7 F/0671/98/ROC JOHN WOOD PAGE 19  
ERECT 30-BED NURSING HOME WITH ANCILLARY STAFF  
ACCOMMODATION ENLARGE EXISTING ACCESS AND LAYOUT  
PARKING AND TURNING AREA  
ADJ PARK SCHOOL RAWRETH LANE RAYLEIGH
8. F/0622/98/ROC ADAM WARD PAGE 23  
ERECTION OF NEW CLUBHOUSE (DEMOLISH EXISTING)  
ROCHFORD BOWLS CLUB STAMBRIDGE ROAD ROCHFORD
9. OL/0566/98/ROC JOHN WHITTAM PAGE 26  
OUTLINE APPLICATION TO ERECT 3 X 4-BED DETACHED  
HOUSES AND PARKING INCLUDING DETACHED GARAGING  
(DEMOLISH EXISTING BUILDING)  
TELEPHONE EXCHANGE GT EASTERN ROAD/ GLADSTONE ROAD  
HOCKLEY
- DW

## PLANNING SERVICES COMMITTEE

**17TH DECEMBER 1998**

**SCHEDULE OF DEVELOPMENT APPLICATIONS, WITH DIRECTOR'S RECOMMENDATIONS, FOR DETERMINATION AT THIS COMMITTEE**

D 1

## Deferred Report

- 1.1 This item was deferred at the last meeting for negotiation with the applicant concerning the scale and mass of the building. Members will recall a verbal update regarding Rayleigh Town Council's views on revised plans, that they saw no major difference in the plans, whilst the proposal was in keeping with one adjacent property it was out of keeping with another. Also that side facing windows (westwards) should be either redesigned or glazed in obscure glass.
- 1.2 Members had expressed concern, in particular in relation to the impact of the proposed roofscape of the dwelling. A revised plan has been received which reduces the pitch of the roof and thereby the ridge height by 0.8m compared to the original plan. The applicant has also confirmed that he is to dedicate part of the frontage of the site to provide a full width public footway to link in with that on either side
- 1.3 The item as it appeared at the last Committee meeting is set out below.

F/0473/98/ROC Zoning: Residential  
RAYLEIGH TOWN COUNCIL AREA

104 DAWS HEATH ROAD RAYLEIGH

ERECT 5-BED DETACHED HOUSE WITH PART INTEGRAL DOUBLE GARAGE  
(DEMOLISH EXISTING DWELLING)

- 1 4 **Rayleigh Town Council** express concern over the scale of the proposal and consider it to be an overdevelopment, which would dominate the adjacent property. They are also concerned that side windows overlook the neighbour and consider they should be re-designed or obscure glazed.
- 1 5 The proposal is to build a substantial 5-bed detached dwelling with part integral double garage. A small cottage which was formerly situated at the front of the site has recently been demolished.
- 1.6 The proposed dwelling is of a similar design to those to the north, but is larger. The plans have been revised slightly in order to reduce the impact on neighbouring properties. Although a greater reduction in scale would have been preferred, there is no conflict with the 'standards' set down in Appendix 1 of the Local Plan including 1 metre separation (there is 2 metres on the southern side, adjacent no.102) and the 45 degree principle which, strictly, speaking was devised to be applied to extensions rather than new dwellings.
- 1 7 The design of the dwelling does not follow the principles of the Essex Design Guide but in this location adjacent to dwellings of a very similar design is considered to be acceptable.
- 1 8 The **County Surveyor** has no objections subject to several conditions.
- 1.9 The **Head of Housing, Health and Community Care** has no adverse comments subject to SI16 (Control of Nuisances) being attached to any permission.



1.10 The Environment Agency has no comments

1.11 Anglian Water Services has no objections

1.12 The occupants of **neighbouring properties** (102 and 106 Daws Heath Road) have submitted objections. Their concerns relate in the main to the following matters: the substantial scale of the dwelling, significantly larger than adjacent dwellings; the height of the dwelling, it may be built on land which is higher than neighbouring land; dominating impact on neighbouring properties, loss of light, impact on outlook; large parking/turning area to front, forward of building line at front and rear.

APPROVE:

01 TIME LIMITS FULL-STD SC4

02 MATERIALS TO BE USED SC14

03 PD RESTRICTED - GARAGE DOOR SC82

04 NON STANDARD CONDITION

The garage hereby approved shall be retained and maintained in the approved form and used solely for the parking of vehicles and for no other purpose which would impede vehicle parking.

05 PEDESTRIAN VISIBILITY SPLAYS SC66 (1.5m x 1.5m)

06 NON STANDARD CONDITION

Prior to occupation of the dwelling hereby permitted a 2m wide parallel band visibility splay, as measured from the carriageway edge, shall be provided across the site frontage with no obstruction over 1m above the adjacent carriageway level within the area of the splay.

07 DRIVEWAYS - SURFACE FINISH SC74 (drive and hardstanding)

08 NON STANDARD CONDITION

Prior to occupation of the dwelling hereby permitted, the footway across the entire site frontage shall be increased in width to 1.8 metres as shown on the approved plan dated stamped 1st November 1998 (revised), precise details having first been submitted to and agreed in writing by the Local Planning Authority. The footway shall be offered to the Highway Authority for adoption and dedicated as highway.

09 NON STANDARD CONDITION

The drive shall be a minimum width of 5 metres on the highway boundary, and splayed to a suitable dropped kerb crossing the details of which shall first have been submitted to and agreed in writing by the Local Planning Authority.

10 PD RESTRICTED-EXTENSIONS SC17

11 PD RESTRICTED-WINDOWS SC22

12 PD RESTRICTED-OBS GLAZING SC23

13 ENCLOSURE/SCREENING-DETAILS SC51

14 SLAB LEVELS SPECIFIED SC84

*QW*



F/0473/98/ROC

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*Dec*

F/0488/98/ROC PARISH OF ROCHFORDADJ WARNERS BRIDGE (EASTERN SIDE OF LONDON SOUTHEND AIRPORT)  
SOUTHEND ROAD ROCHFORD

DELETE CONDITION 3 OF PLANNING PERMISSION REF F/0079/97/ROC TO ALLOW REMOVAL OF BARRIER FROM INTERNAL ACCESS ROAD

Applicant. London Southend Airport Co. Ltd.

Zoning. Civil Airfield

Deferred Report.

- 2.1 This application was deferred on 1 October to enable Members' concerns about a possible unacceptable traffic impact on the Harp House roundabout to be discussed with the applicant and the County Surveyor. Arising from this the latter carried out a survey of the traffic using the existing airport accesses off Eastwoodbury Crescent to investigate Members' concerns.
- 2.2 The survey was to assess whether the capacity of the Harp House roundabout would be exceeded if the vehicular traffic currently using the two existing accesses off Eastwoodbury Crescent was to access the Airport via the Harp House roundabout entrance. The survey has been carried out and attached to this report is a copy of a letter dated 23 November from the County Surveyor setting out the results. It will be seen that the capacity of the Harp House roundabout would be adequate to cater for the additional traffic arising from removal of the barrier taking even the worst case scenario, that all the traffic would be diverted to the Harp House roundabout. This has been analysed against the original traffic study, design year and projections. In the event that the existing accesses are closed, which is not the applicant's intention, it is advised that the capacity of the internal airport roundabout should be tested, although problems even then are not expected.
- 2.3 Also appended is a letter from the applicant's agent dated 27 October which, in addition to the traffic capacity issue, also addresses the questions of imposing a condition requiring the existing accesses to remain open and the lack of need for the barriers for airport security purposes. The Head of Legal Services concurs with the view that it would be inappropriate to impose a condition requiring the retention of the existing accesses under the provisions of Circular 11/95 in the absence of reasons for doing so.
- 2.4 The original report updated as appropriate is set out below for Members' information.

Planning Application Details

- 2.5 This application is to remove the condition requiring the provision of an automatic vehicle barrier across the internal access road leading westwards towards the existing terminal area from the new internal roundabout within the airport adjacent to the south west corner of the retail park.

Relevant Planning History

- 2.6 Outline planning permission was granted in May 1995 for a non-food retail warehouse and garden centre in the south east corner of the Airport adjacent to Warner's Bridge (OL/0233/92/ROC). The subsequent detailed application, which divided the building into six units and omitted the garden centre, included an internal roundabout a short distance into the site from the Harp House roundabout which had three additional arms leading to the retail park car park, the flying clubs on the eastern boundary of the airport and westwards to the existing terminal area.

2.7 Conditions were imposed on the permission for this arrangement under application No. F/0079/97/ROC requiring the provision of vehicle barriers across two of these roads leading from the internal roundabout, i.e. those leading west to the existing terminal and north to the flying club. The former was to be an automatic barrier operated by card or remotely and the latter was to be a manual barrier operated by the vehicle driver.

2.8 The reasons given for requiring the barriers were as follows:-

2.9 **The automatic barrier** - *To prevent traffic to and from the airport using the proposed roadway and entrance/exit onto the Harp House roundabout which may be unsuitable for such levels of traffic.*

2.10 **The manual barrier** - *To prevent indiscriminate access to Airport areas in the interests of security*

#### Consultations and Representations

2.11 **Rochford Parish Council** - Objections. the condition applying to F/0079/97/ROC was applied for a specific reason and accepted by the applicants; it is considered that the necessity for the condition still applies and it is strongly felt that it should not be lifted. Because it may now be inconvenient to the applicants is no reason to delete the condition.

2.12 **County Highways** - No objection.

2.13 **Southend Borough Council** - A separate application has been made to the Borough on which this Council has been consulted and recommendation B below covers this matter. Southend advise that their Committee raised no objection to the relaxation of this application.

#### Material Planning Considerations

2.14 As Members will be aware, an application has subsequently been submitted for a replacement air terminal, railway station and visitor centre since the relevant condition was imposed, and was approved subject to numerous conditions and a legal agreement, which has yet to be signed. These proposals will supersede the provision of the barriers as both locations are affected, although no doubt the Airport would wish to retain the manual barrier until the new terminal is built. Clearly the Airport do not consider the automatic barrier necessary for security reasons and they did not apply for it as part of the initial application.

2.15 As a result of consideration of the traffic study supplied with the new airport proposals it was established that the Harp House roundabout had sufficient capacity to cater for access to the terminal building and areas of the Airport west of the internal roundabout and the County Surveyor has no objection to the current application.

2.16 One of the conditions that it is proposed to impose on the approval for the new terminal would prohibit the closure of the existing accesses off Eastwoodbury Crescent to avoid all traffic being thrown onto the Harp House roundabout, although clearly both internal and external traffic patterns will change once the new terminal is open

PW

Recommendation

2 17 The Corporate Director (Law, Planning and Administration) recommends:-

A That this application be approved subject to the following condition(s):-

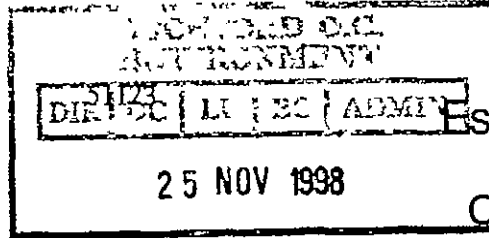
01 TIME LIMITS FULL SC4

B. That Southend Borough Council be informed of the above decision in response to the consultation on their application no. SOS/98/0735.

---

County Hall  
Chelmsford CM1 1QH

Telephone 01245 492211 extension  
Fax. 01245  
Internet www.essexcc.gov.uk 280356



Essex County Council  
Transportation &  
Operational Services

Your ref TOPS/DC/KDCL/SMH/ROC/488/98  
Our ref 23rd November 1998  
Date K D Lawson  
Enquiries to 437123  
Direct telephone. 01245

John Sanders  
Head of Transportation and  
Operational Services

Dear John

## REMOVAL OF BARRIER FROM INTERNAL ACCESS ROAD, LONDON SOUTHEND AIRPORT

I refer to your letter dated 16th October 1998 and our subsequent telephone conversations

I have now received the results of the traffic counts at the two existing accesses off of Eastwoodbury Crescent and would make the following comments in respect to the concerns raised by your Members

I understand that the barrier is frequently vandalised and inoperative. That being the case, I would expect that any desire lines would have been well established by now, and any diversions has probably already taken place. Assuming that has not happened and assuming that the barrier is in place, I have had to make some basic judgements as to possible diversion. This would be based on direction of travel and time saved.

As there is no indication that the two existing accesses have capacity problems, and the internal route from west to east is if anything, less direct, certainly for those using the western of the two accesses. It would not be unreasonable to assume that only a percentage of traffic approaching from the east would divert into the site via the roundabout.

However, in order to be robust I will assume that all traffic approaching from east would use Hart House Roundabout. In the morning peak from a easterly direction 37 use the eastern access and 52 vehicles use the western access. This means a total of 89 vehicles would use the airport access.

As these vehicles would already be using the Hart House roundabout, the loading would come onto the small internal roundabout. During the AM peak in 2009 the small roundabout has an approach flow of 160 vehicles. Add to this the eastern diverted vehicles, we get an increase of 55.5% to 249 vehicles. The original study did not test the capacity of this arm in the AM peak, as the flows are greater during the evening peak and therefore that was tested as a worst case. That gave an RFC (Ratio of Flow to Capacity) of 0.16 in the design year, with 261 vehicles. Capacity is 1.00 and an acceptable level would be 0.85. This indicates that the AM flow with diversion could be accommodated with ease.

continue ...

Mr J Wood  
Rochford District Council  
Council offices  
South Street  
Rochford  
Essex  
SS4 1BW

If we do the same exercise with the PM peak there would be a diversion of 40 vehicles. This added to the 261 gives 301 vehicles. In view of the very low RFC during the PM peak these additional vehicles would make little difference to the RFC.

If both accesses were closed on Eastwoodbury Crescent, this would add 15% to the 2009 traffic flows approaching Harthouse roundabout via Eastwoodbury Crescent. With a 2009 RFC of 0.60 this additional traffic would not add any significant loading to this arm.

In the PM peak 4.2% would be added to the Eastwoodbury Crescent approach. With a 2009 RFC of 0.67 this would be insignificant.

Closing both accesses would add 10% to the PM and AM peaks on Harthouse Roundabout. This would be distributed to the various approaches and with a maximum RFC 0.77 in 2009 on one arm, with the remaining arms being well below this, I would consider that the closure would have little effect on the operation of the roundabout. This would also be my view for the 12-hour scenario.

If consideration were to be given to such closure I would advise that the internal roundabout be tested for capacity. However, from the RFC figures given in the original study I would not expect capacity problems.

I hope the above is of assistance and now allows the barrier application to be considered in detail.

Yours sincerely

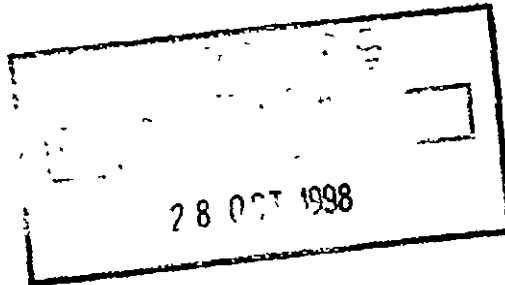


Keith Lawson  
Transportation and Development Control Manager

27 October 1998

Our Ref CL/4389/mr  
Your Ref.

John Wood  
Planning Services  
Rochford District Council  
Council Offices  
South Street  
Rochford  
Essex SS4 1BW



**Nathaniel  
Lichfield  
& Partners**

*Development Planning  
Urban Design Economics*

14 REGENT'S WHARF, ALL SAINTS STREET LONDON, N1 9RL  
TEL 0171 837 4477 FAX 0171 837 2277  
E-MAIL NLPLONDON@LICHFIELDS.CO.UK

ALSO AT: FLOOR D MILBURN HOUSE, DEAN STREET, NEWCASTLE UPON TYNE NE1 1LY  
TEL 0191 261 5685 FAX 0191 261 9180  
E-MAIL NLPLNEWCASTLE@DIAL.FUPEX.COM

Dear Mr Wood

**APPLICATION REF: F/0488/98/ROC**

**REMOVAL OF CONDITION RE BARRIER ON INTERNAL ACCESS ROAD, LONDON SOUTHEAST AIRPORT**

Further to your letter of 16 October 1998, I am writing in response to the comments you raised regarding the above proposal which was deferred from the previous planning committee and is to be re-considered on 29th October 1998.

I understand that your members are primarily concerned that there may be unacceptable traffic impact on the Harp House roundabout if the barriers are removed. The County Surveyor has already confirmed he has no objection to the application and that Harp House roundabout has sufficient capacity. Bettridge Turner and Partners, the Airports Highways Consultants, who undertook the Traffic Impact Study for the integrated terminal/ railway station have also confirmed that the additional traffic, from the existing terminal building and that associated with the future use can be accommodated by the on-site roundabout and the Harp House roundabout.

Further assessments of traffic capacity by Bettridge Turner and Partners are summarised in Annexe 1 to this letter. This further confirms that there is more than enough spare capacity to accommodate what is a small amount of additional traffic from the existing airport terminal.

You also raised the point in your letter that you are considering applying a condition to the application requiring the existing accesses from Eastwoodbury Crescent to remain open at all times. We see no need for such a condition, given our comments on traffic capacity above, and no doubt this will be confirmed by the County Surveyor. While a consent with such a Condition may be preferable to refusal, there must be doubt that such a condition would meet the tests of Circular 11/95 by being necessary for the development to proceed.

**DIRECTORS:** Geoffrey Smith BSc MPhil MRTPI FRICS (Managing) David Gavin BA DipTP MSc MRTPI Gareth Morgan BSc DipTP MRTPI Nicholas Thompson BA BPI MA(UD) MRTPI  
Nigel Perry BSc MCD MRTPI James Fennell BA ARICS Justin Garland BA BPI MRTPI Phillip Barnes BA BPI MRTPI  
**NON EXECUTIVE DIRECTORS:** Michael Aukett RIBA DipArch FCSD FRSA Robert Warner ACA  
**SENIOR ASSOCIATES:** Neil Goldsmith BA BPI MRTPI Iain Rhind BA MPhil Dip(UD) MRTPI Dennis Pope BA DipTP MSc MRTPI John Robertson BSc DipCompSc DipTP MRTPI  
**ASSOCIATES:** Margaret Baddelley BA DipTP MRTPI ARICS Stephanie Dickson BSc(Hons) DipTP MRTPI Jane Hirst BA(Hons) MRTPI  
**COMPANY SECRETARY:** Fiona Johnson ACA



With regard to your Members' concerns over the security of the airport when the barrier is removed, the airport management has informed us that they did not want the barrier installed in the first place, but reluctantly accepted it as a condition of the approval for the access road onto the retail site roundabout. The airport has confirmed that the barrier, even when closed, is currently not a deterrent to potential vandalism as pedestrians can easily bypass it. Should an individual with evil intent seek vehicular access to the Airport he can do so by using one of the other entrances. The airport therefore have no reason for the barrier to remain.

If you wish to discuss any of these points further, please do not hesitate to contact either myself or Martha Revell.

Yours sincerely

M. J. Revell.



PP. DAVID GAVIN

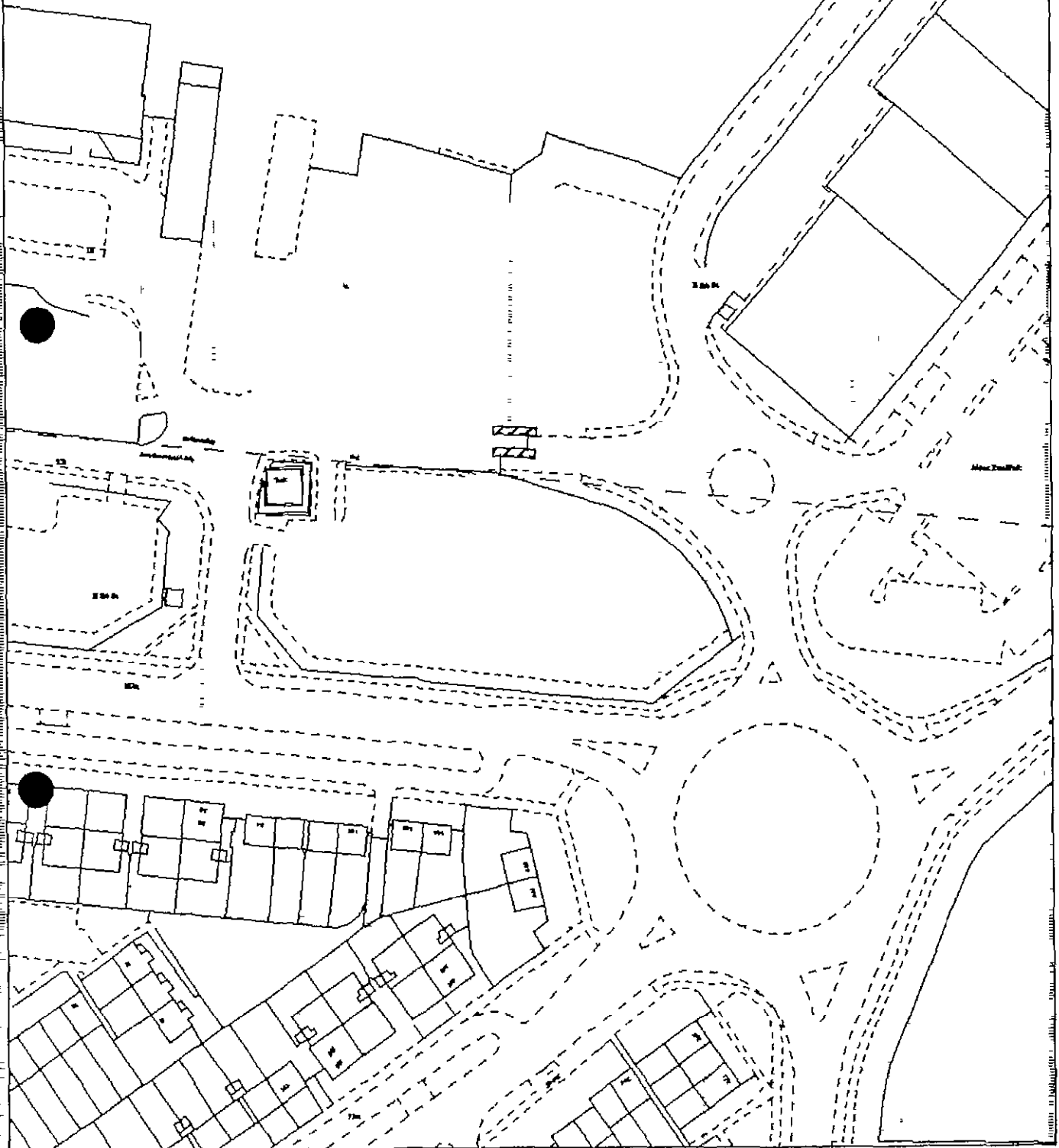
c c Andrew Walters  
Roger Campbell  
Paul Turner

## **Annexe 1**

### **Assessment of Traffic capacity by Bettridge Turner and Partners**

In terms of traffic flows and capacity of the roundabouts, the predicted flow from the existing terminal building is less than 15% of the total predicted flows from the retail park and Airport redevelopment. In addition, the results of modelling the on-site roundabout for the above traffic do not result in queues of more than 1 vehicle, with a ratio of flow to capacity (RFC) of more than 0.2, which is considered insignificant. Similarly the Airport access arm on to the Harp House Roundabout has an RFC of 0.0 at present and a maximum of 0.4 in 2009, which includes general traffic growth on the surrounding highway network.





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R.3  
(From Weekly List No 448)

Referred by Councillor Mr M C Brown

Applicant: Mr R A Byford

OL/0381/98/ROC                      Zoning: Residential  
RAYLEIGH TOWN COUNCIL AREA

LAND BETWEEN 6 & 7 MARSHALLS CLOSE RAYLEIGH

OUTLINE APPLICATION TO ERECT A BUNGALOW AND GARAGE PROVISION OF GARAGE TO 7 MARSHALLS CLOSE.

- 3.1 **Rayleigh Town Council** were concerned that the 1m side separation policy would not be conformed to by this proposal.

NOTES:

- 3.2 This is an outline application to erect a detached bungalow on a square plot of land at the end of the close abutting the side boundary of No 7. The new plot appears to have originally been the rear gardens of two dwellings in Grove Road. Siting and means of access are sought to be approved also at this stage but with all other matters reserved.
- 3.3 The plot to be created would accommodate a detached three bedroomed bungalow of a semi hexagonal or partially flattened out 'U' shape with a traditional pitched roof. Its recessed elevation would face the street and it would back onto rear gardens of dwellings in Grove Road and Avondale Road. At its closest a back to back distance of 23m would result which, with boundary planting, would create an acceptable relationship. Up to 37m would be achieved elsewhere. The private garden area would be in excess of 250sqm.
- 3.4 The dwelling would be substantially isolated from adjacent dwellings and a minimum isolation of 1m from the northern boundary would be provided.
- 3.5 A minimum of two on site parking spaces can be provided. Vehicular access to the new plot would be off the corner of the close via a short private drive providing access to both the donor property's proposed new garage and to the new dwelling's front garden. An acceptable standard of development will be achieved in line with the normal standards for new residential plots.
- 3.6 The **County Surveyor** has no objections subject to conditions delineating the public footpath from the private drive where they will partly abut each other and that driveway should be finished in permanent materials before use of the dwelling commences.
- 3.7 **Anglian Water** have no objection to this proposal.
- 3.8 The **Environment Agency** have no objection to the proposal.
- 3.9 The **Head of Housing, Health and Community Care** has no adverse comments subject to inclusion of the no nuisance informative S116

*Dee*

- 3.10 Four separate letters of objection and one petition of 18 signatories (8 co-signatories/2 separate) have been received in response to notification letters. The letters raise objections on the grounds of loss of privacy to an adjoining garden, on street parking problems made worse and possibly hindering emergency vehicles, danger to users of the footpath from cars crossing into the new garden, obstruction to an adjoining driveway, the dwelling is out of character, overdevelopment, trees and shrubs to be lost, traffic capacity of the close is reached, loss of amenity, proposal will overload the sewerage system, "noise and light pollution"(not specified) will occur, and proposal will create a precedent.

APPROVE

01 SC2 RESERVED MATTERS-SPECIFIC (Design, Landscaping, External Appearance)

02 SC3 TIME LIMITS OUTLINE-STD

03 SC14 MATERIALS TO BE USED

04 SC49 MEANS OF ENCLOSURE-OUTLINE

05 SC57 TREE PLANTING-DETAILS

06 SC58 LANDSCAPE DESIGN-DETAILS

07 SC69 VEHICULAR ACCESS-DETAILS

08 SC77 CAR PARKING PROVISION

09 NON STANDARD CONDITION

Before the dwelling is first occupied the driveway shall be surface in permanent materials and delineated and in a manner to be agreed in writing with the Local Planning Authority, to segregate the footpath running parallel to the drive. Part of that demarcation scheme shall be the inclusion of a low barrier brick wall at a height and length along that common boundary with the public footpath to be agreed as part of the details referred to above.

---

*Q*



OL/0381/98/ROC

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CM/0706/98/ROC PARISH OF BARLING MAGNABARLING LANDFILL SITE, CHURCH ROAD, BARLING MAGNA

VARIATION OF CONDITION 3 OF PLANNING PERMISSION ROC/634/90 (FOR THE OPENING OF LANDFILL SITE ON SATURDAY AFTERNOONS POST PUBLIC HOLIDAYS)

Applicant: Cory Environmental Ltd. Aggregates

Zoning: Metropolitan Green Belt

Planning Application Details

N B This is a County Matter application on which this Authority is a consultee, the decision being made by Essex County Council as Mineral Planning Authority.

- 4.1 This application seeks to vary Condition 3 of Planning Permission ROC/634/90 for mineral extraction with waste landfill at Barling Marsh which states:-

*'The operation authorised, required or associated (including lorry movements) with the development hereby permitted shall only be carried out between the following times,*

*0700 - 1800 hours Monday to Friday  
0700 - 1230 hours Saturdays*

*and at no other time or on Sundays and Public Holidays, unless otherwise agreed in writing with the Mineral Planning Authority(MPA).'*

- 4.2 The variation proposed by the application is as follows:-

*'The aforementioned times shall be subject to the following exceptions.*

*Waste arising under the Environmental Protection Act 1990 Section 51(1)(a) collected by Essex District Councils/Southend Council may be deposited during the following times'*

*1230 - 1630 hours on Saturdays after a Public Holiday  
subject to not more than 8 such occasions during a year '*

Relevant Planning History

- 4.3 A similar application (CM/0641/97/ROC) covering one day in 1997 and seven days in 1998 was submitted at the end of last year and approved by the County Council although objected to by this Authority after consideration by Planning Services Committee on 18 December 1997 on the following grounds:-

*That Essex County Council be advised that this Authority objects to the application which encourages more extensive traffic movements to the site particularly as the vehicles do not use the designated traffic route through the surrounding area to the haul road '*

- 4.4 A schedule giving the actual number of movements recorded on the Saturday afternoons during 1998 authorised by the above permission was attached to a covering letter from the applicants and is appended for Members' information. It will be seen from these figures that the total number of movements on the full Saturdays concerned is considerably less than the total authorised for the morning only.

### Consultations and Representations

- 4.5 Barling Magna Parish Council - comments awaited
- 4.6 County Surveyor - comments awaited
- 4.7 **Head of Health, Housing and Community Care** - No objections in principle to the variation as proposed in relation to the hours of operations as detailed by Cory Environmental Ltd.'s letter dated 22 October 1998. (i.e. the times as set out in Para. 4.1 above)
- 4.8 An individual with an interest in the Roach Valley Conservation Zone is happy to support the modification proposed, but as some Bank Holidays are grouped, suggests that perhaps the number of occasions should be reduced to say 6. It is also suggested that the impact of additional traffic on local residents is considered

### Material Planning Considerations

- 4.9 The original application to allow Saturday afternoon working post Bank Holidays for one year only was intended as an experiment to assess the effects of such operations and allow the situation to be monitored. That application was recommended by Officers for a conditional approval. No complaints have been received either by the County Council or this Authority in relation to the Saturday afternoon working that has taken place this year. One complaint was received by the County Council however when the site was opened on a Saturday and Sunday in June this year because the Pitsea landfill site was closed due to railway level crossing works. In view of the response to the previous application as set out in paragraph 4.3 above however, it is assumed that Members would wish the same views to be conveyed to the County Council on this new application to put the post bank holiday Saturday afternoon working arrangements on a permanent footing.

### Conclusion

- 4.10 That the Committees earlier objections as set out in paragraph 4.3 above be re-iterated to the County Council as this Authority's response to the application to allow post bank holiday Saturday afternoon working at the Barling landfill site on a permanent basis.
- 

*[Handwritten signature]*



**SCHEDULE OF VEHICLE MOVEMENTS**  
**POST PUBLIC HOLIDAYS FOR 1998**

<b>Date</b>	<b>Aggregates &amp; Waste 0700 hrs - 1230 hrs</b>	<b>Waste only 1230 hrs - 1600 hrs</b>	<b>Total movements (in and out)</b>
3 January	66	30	96
10 January	84	12	96
11 April	48	18	66
18 April	80	22	102
9 May	82	34	116
30 May	110	34	144
5 September	84	38	122

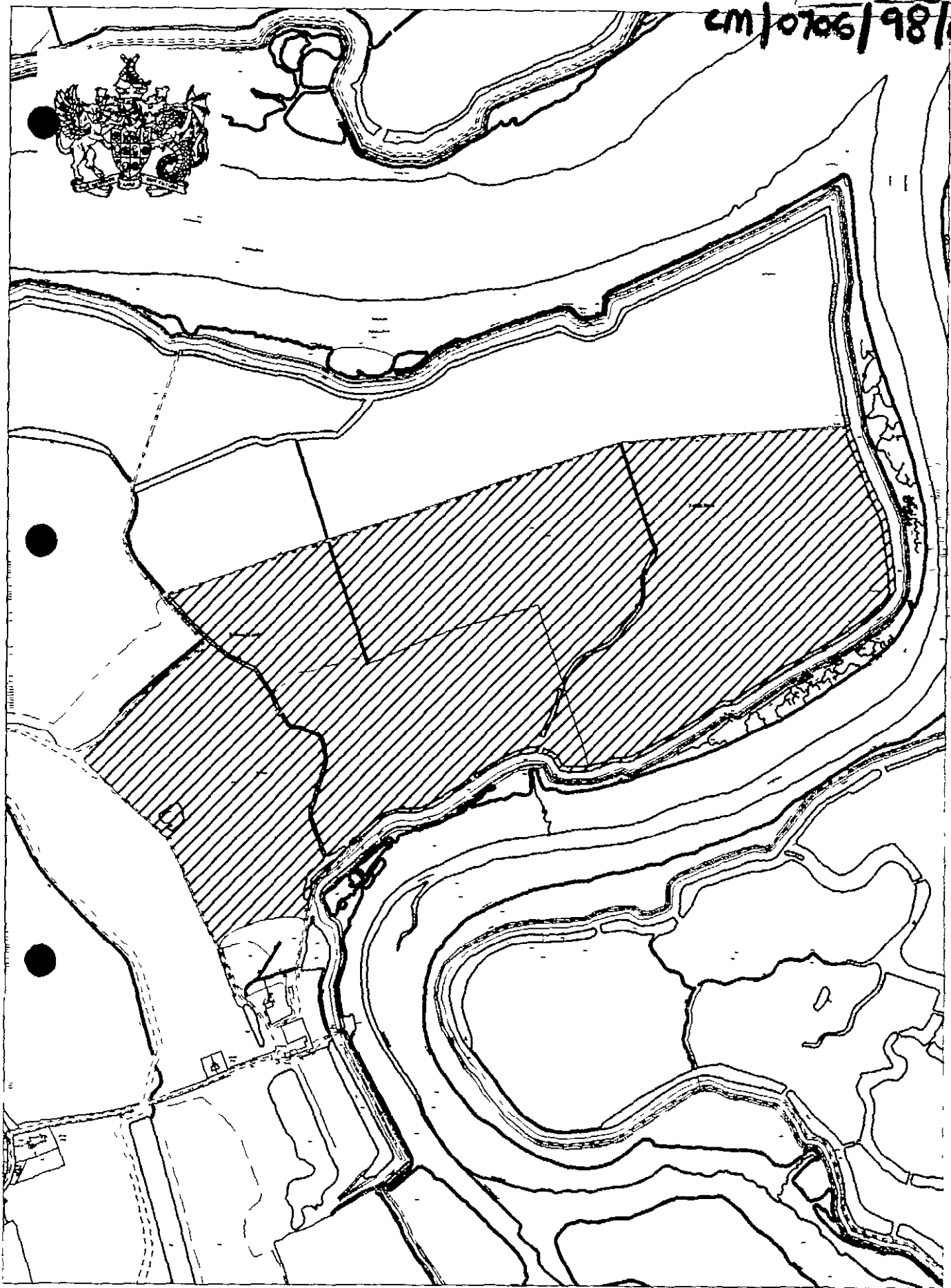
Barling Landfill Site ROC/634/90

Permitted vehicle movements Saturdays 0700 - 1230 hours

90 in and 90 out = Total 180 movements

*Dee,*

cm/0706/98/Roc



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QW

5.

CU/0593/98/ROC RAYLEIGH TOWN COUNCIL AREA

2 BERRYS ARCADE HIGH STREET RAYLEIGH

CHANGE USE OF CLASS A1 (SHOP) TO CLASS A3 (HOT FOOD TAKEAWAY)

Applicant: MR R BERRY

Zoning: Primary Shopping Frontage Area

Planning Application Details

- 5.1 The applicants are seeking to change the use of an A1 retail single storey shop unit currently vacant to an A3 (food and drink) use (hot food takeaway). The proposed hot food takeaway is situated between a vacant shop, and a shoe repairers. Other shop units within the arcade include a clothes shop, off licence, hairdresser, art shop and 2 more vacant units. One of the vacant units (number 4) has the benefit of an extant planning permission for an A3 use. It has a photographic window display and is on the same side of the arcade as the present application site.
- 5.2 The current proposal follows a previous application for the change of use of this unit together with unit 1 next door to an A3 restaurant use via application CU/0123/98/ROC. The foregoing was delegated to the Director to grant planning permission, subject to a legal agreement, on 9th July 1998. The agreement sought principally to revoke the existing A2 planning permission (ref CU/0599/95/ROC) in respect of unit 4, located at the south western end of the arcade. A further planning condition was added by the Planning Services Committee that no takeaway facilities were to be offered on the site. The Section 106 agreement has yet to be concluded.

Relevant Planning History

- 5.3 Planning permission was granted for the arcade of shops within which the premises are located via application T/RAY/11/64 on 14 January 1964. A subsequent application for relevant shop fronts was granted via application T/RAY/90/67 on 12th May 1967.
- 5.4 Application CU/123/98/ROC referred to above.
- 5.5 Application F/0554/98/ROC for new shop fronts to units 1 to 12 and security screens to each end of the arcade granted planning permission on 11th November 1998.
- 5.6 There have been no further applications on the application premises prior to the present one.

Consultations and Representations

- 5.7 Rayleigh Town Council express "strong concerns that in the light of the two previous applications for Berry's Arcade, this application was seen as a "fly-in-the-ointment" and would exacerbate a no-parking area at the entrance of the arcade even further. It would also attract unwanted litter in an already misused area of the town. Members voiced further concerns of the proliferation of take aways in the town centre." If planning permission were to be granted the Town Council would wish to see standard conditions SC37 (hours of use - restaurants), SC38 (hours open to customers) and SC39 (takeaways prohibited) applied and also covered by a section 106 legal agreement. It was recommended however, that the application should be refused.
- 5.8 The Head of Health Housing and Community Care has no objections in principle to the proposed development subject to appropriate conditions including mechanical extraction to the kitchen area, details of refrigeration plant and hours of use. Also an informative dealing with the control of nuisances was recommended.

- 5 9 The Essex County Council Highways and Transportation Manager has no objection to the proposal.
- 5 10 The Essex County Council (Specialist Conservation Adviser) acknowledges that the proposal would have no effect on the character or appearance of the Conservation Area in itself and therefore has no comments to make.
- 5.11 Anglian Water has no objection subject to appropriate safeguards including a fat trap prior to any discharge to the public foul sewer and a sieve screen on sink outlets to prevent vegetable solids entering the system.
- 5 12 Rayleigh Civic Society are concerned that the proposal if granted could lead to a request for late night opening producing noise and disturbance during unsocial hours both in Bellingham Lane and the High Street. They also acknowledge that the previous application was subject to a planning condition that excluded takeaway food and go on to say, "opening hours were also restricted to 09 00 to 22 00 hours which should remain if approval is given to this application. It is not clear what type of extractor fan equipment is to be provided and should be clarified before a decision is made." Finally they state that if the same decision is taken to exclude takeaway food on this application as with the previous application, refusal seems the only option.

#### Summary of Material Planning Considerations

- 5.13 The main planning considerations material to this application can be summarised as follows.

- \* Planning Policy
- \* Highway and car parking matters
- \* Public Amenity
- \* Relevant Planning/Appeal Decisions

#### PLANNING POLICY

- 5.14 The application premises is situated within the Primary Shopping Area of Rayleigh as designated in the Local Plan. Policy SAT 2 seeks to prevent an undue dominance or over concentration of uses other than A1 retail uses, and states that any non-retail uses permitted must be uses appropriate to a shopping area, normally only A2 (financial and professional services) and A3 uses. As a general guide the Local Planning Authority will seek to retain at least 75% of the Primary Shopping Frontage in Class A1 uses and to ensure that no more than 15 metres of non-retail frontage will occur as a continuous run
- 5 15 The proposal is considered to be acceptable within the context of policy SAT 2 consistent with Government Planning Policy Advice. If the proposed use is implemented together with existing non retail uses elsewhere within the primary shopping frontage it would leave 75 5% of Primary Shopping Frontage in retail use
- 5.16 If the previous application, (CU/0123/98/ROC) for which a decision notice has not been issued) is discounted there are retail units on both sides of the application premises which has a frontage of 5.5 metres. The proposal is therefore also within the 15 metre guidelines of continuous non-retail frontage. Even if the combined frontage of Units 1 and 2 is counted producing a run of 11.4 metres this is also below the 15 metre guideline.



- 5 17 The proposal cannot be regarded as unacceptable in policy terms, especially due to the fact that application CU/0123/98/ROC for an A3 use of units 1 and 2 was agreed in principle. However, it should be noted that a hot food takeaway does not reinforce any retail function after 5 pm and instead creates the potential for considerable noise, disturbance and problems of litter etc. The use of Unit 2 as an A3 use would still mean that unit 1 and also unit 8 of the arcade are vacant.

#### HIGHWAY AND CAR PARKING MATTERS

- 5 18 The County Surveyor raises no objection to the application which has a town centre location and is therefore in proximity to public car parking facilities. A waiting restriction is in operation on both sides of the High Street and Bellingham Lane located to the rear of the arcade to discourage casual indiscriminate parking.

#### PUBLIC AMENITY

- 5 19 The issue of hours of opening raised by the Rayleigh Town Council together with related matters highlighted by the Civic Society have been addressed and considered in the foregoing, and by planning conditions set out below as requested by the Head of Housing, Health and Community Care.

#### RELEVANT PLANNING (APPEAL) DECISIONS

- 5.20 Notwithstanding the recent planning history on this site attention is drawn to appeal decisions in respect 32 Eastwood Road (Case 1) and more recently 54 High Street Rayleigh (Case 2). These decisions are of particular relevance to the present application and as such are also an important material planning consideration.

##### Case 1

- 5.21 Though 32 Eastwood Road lies within the Secondary Shopping designation the principle established by this decision relates in particular to the reasonableness of imposing a condition which sought to restrict an application for an A3 use by removing the right to sell hot takeaway food.

- 5.22 The original application to change the use to restaurant on ground floor, residential accommodation on first floor and a two storey rear extension was granted via application ROC/620/86 by the Council on 21 November 1986. A number of conditions were imposed including condition 3 which stated

"The use hereby permitted shall not include any hot food takeaway service".

- 5.23 The specified reason for this condition was:

"To avoid noise, smells and other disturbance/nuisance to residential properties in the area and minimise on-street parking close to these properties"

- 5 24 Subsequent application ROC/631/88 proposed to use the ground floor of the premises as a restaurant without compliance with condition 3 attached to application ROC/620/86 and was refused planning permission on 21st October 1988. A subsequent appeal to the Secretary of State for the Environment was allowed on 4th May 1989. In allowing the appeal the Inspector said at para 7 of his decision letter that

*Handwritten signature/initials*

"Most of the several restaurants in Rayleigh, without individual car parks, appear to cater for takeaway sales. There is no evidence that they cause any greater degree of activity than that which can be expected in a town centre, and neither in my view would your client's business. I find support for this conclusion, at least as regards questions of safety and traffic flow, from the stated lack of objection from the highway authority. I find support as regards possible disturbance from the absence of any local objection, in the light of your admission that some degree of take-away sales occur already, and from the stated lack of objection from the Council's Environmental Health Officer. Having also taken all other matters raised into account, I have found none sufficient to change my conclusion that condition 3 is unnecessary and therefore, in the circumstances here, an unreasonable restriction on your client's business".

## Case 2

- 5.25 54 High Street like Berry's Arcade lies within the Primary Shopping designation for which planning application CU/0063/96/ROC for the change of use of the ground floor from Class A1 use to Class A3 (hot food takeaway) was refused planning permission on 4th April 1996. It was refused for policy, parking, highway safety and its potential detriment to public amenities including noise odours and general disturbance grounds. A subsequent appeal to the Secretary of State for the Environment was allowed on 11th September 1996. In allowing the appeal the Inspector said at paras 7 and 8 of his decision letter that .

"7 this part of the High Street allows traffic to progress in one direction only, namely from south to north. There are double yellow lines which indicate that parking is prohibited, and I note that there is a pelican crossing near the site. However, in addition to nearby public car parks, there is layby parking virtually opposite, which is conveniently located for short term parking during the day, when there is a waiting limit of 30 minutes. Hot food takeaways tend to attract much of their custom during the evenings, when many other shops are unlikely to be open, traffic is reduced, and the demands on parking areas are less. The County Highway Authority have raised no objections, and in my opinion the proposal would not result in on-street parking to an extent which would cause unacceptable hazards for highway users.

8....hot food takeaways can cause more problems with noise and disturbance than most Class A1 shops, and this is an important consideration when there is residential accommodation close enough for residents to be affected. In the current case, there are vacant flats above the ground floor unit, and residential accommodation above the units on either side, further to the south, and elsewhere in the vicinity. Nevertheless, in a town centre it is to be expected that ambient noise levels will be higher than outside such areas, and I note that the Council's Chief Environmental Health Officer does not object to the use in this central location, subject to certain safeguards. These could be the subject of conditions, most of which I consider would be reasonable and necessary".

- 5 26 In addition to the above cases the Kebab Hut at 26 High Street nearby was first granted planning permission in 1984 and has been dispensing takeaway hot food for a considerable period. Its current official opening hours are 09 00 to 23 30 Monday to Saturday and 17 00 to 22 30 on Sundays

## Recommendation

- 5 27 That the Corporate Director (Law, Planning and Administration) recommends that this application should be approved subject to the following conditions.

01 SC4 TIME LIMIT 5 YEARS

02 SC92 EXTRACT VENTILATION


### 03 NON STANDARD CONDITION

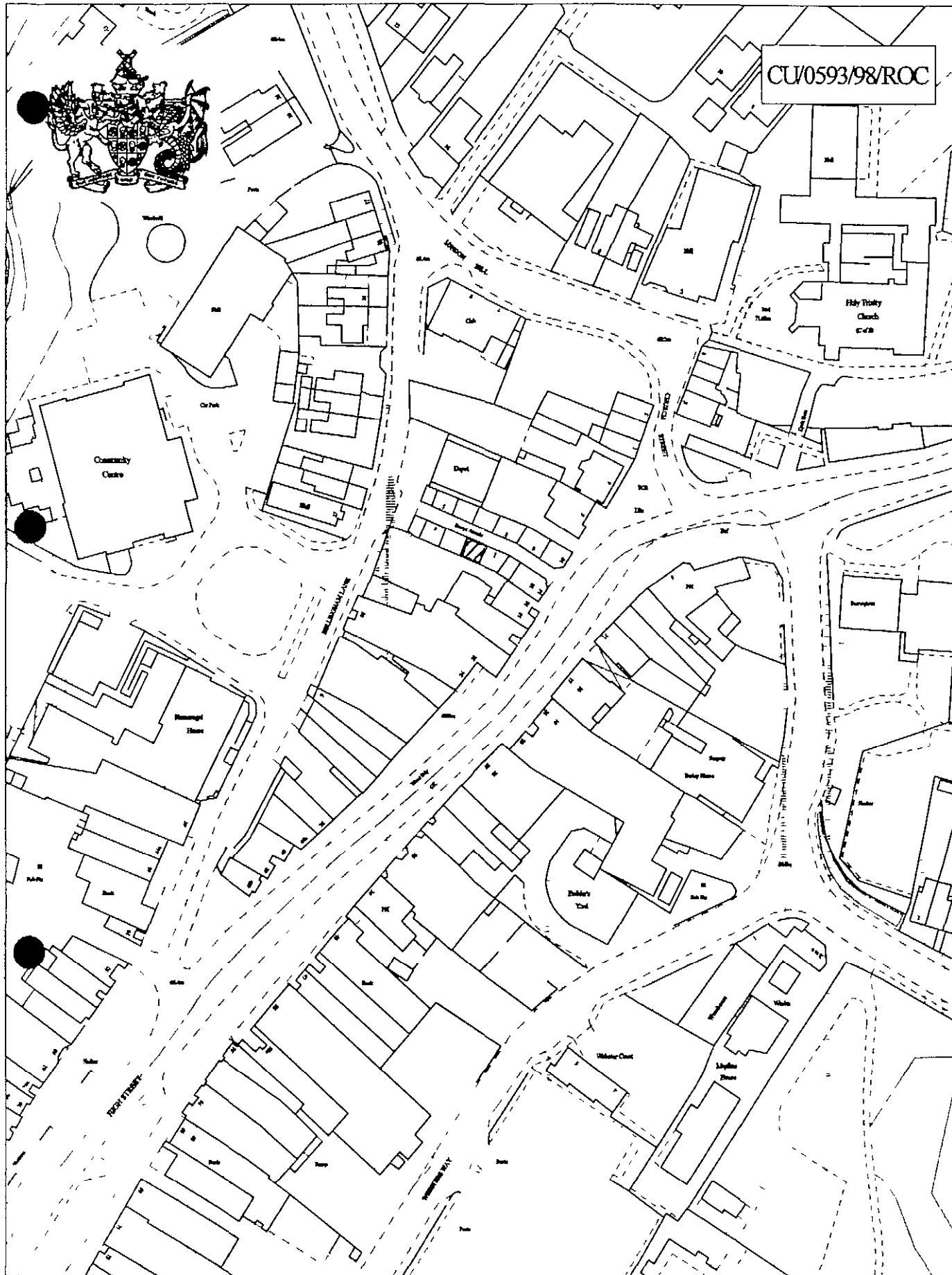
Details of any externally located refrigeration plant or similar equipment shall be submitted to and agreed in writing with the Local Planning Authority prior to installation. Thereafter, any such plant/equipment shall be retained and shall only be operated as approved in writing by the Local Planning Authority.

### 04 SC37 HOURS OF USE - RESTAURANTS

The use of the site hereby permitted, shall not take place, (whether or not open to customers) and no deliveries shall be taken at the site, outside the hours of 09.00 am to 23 30 pm Monday to Saturday and 09 00 am to 22 30 pm Sundays and Bank Holidays.

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CU/0593/98/ROC

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F/0495/98/ROC RAYLEIGH TOWN COUNCIL AREATARRAMURRA PRINCESS ROAD RAYLEIGH

ERECT 4 DETACHED 3-BED BUNGALOWS WITH DETACHED GARAGES AND ACCESS ROAD (DEMOLISH EXISTING BUNGALOW) (REVISED APPLICATION FOLLOWING F/0248/97/ROC)

Applicant: K FENNELL

Zoning. Residential

Density 15.56dph. (6 3dpa.)

Planning Application Details

- 6 1 This application follows two previous proposals. The first for three detached three bed bungalows on land to the rear of Tarramurra (ref F/0209/96/ROC) was refused planning permission on 19th June 1996 and subsequently dismissed on appeal by the Secretary of State for the Environment on 27th August 1996.
- 6.2 The second application F/0248/97/ROC which sought to demolish the existing dwelling and erect five three bed bungalows and garaging utilising the whole site was refused permission on 22nd October 1997 and dismissed on appeal on 11th May 1998.
- 6 3 The present application for four dwellings proposes 2 dwellings fronting Princess Road and two to the rear accessed via a centrally located private drive. The site fronts Princess Road which is unmetalled and provides access to Bull Lane. Princess Road is also utilised by coaches located at a coach depot opposite the application site. The proposed dwellings back onto the rear gardens of existing dwellings facing Alexandra Road. The rear gardens of neighbouring properties fronting Bull Lane and Albert Close also abut the site.
- 6.4 Following the first round of consultation responses minor changes have been negotiated into the scheme including a reduction to the access sight splay to enable a greater length of hedgerow to be retained on the frontage, movement southwards of the dwelling to plot 3 to give greater protection to the preserved Oak tree on the northern boundary together with some visual enclosure to the end of the access drive and a consequent squaring up of the dwelling to plot 4. Also architectural detailing including fenestration has been revised to reflect the aims of the new Essex Design Guide recently adopted by the Council.

Relevant Planning History

- 6.5 The relevant planning history has been covered above in the introduction to the planning application details.

Consultations and Representations

## First round

- 6 6 **Rayleigh Town Council** comment that bearing in mind the minimum requirement in relation to the size of Plot 1, it is felt that there should be screening to prevent overlooking to neighbouring properties. Concerns were expressed over the siting of a number of Willow trees and a request that a tree survey is carried out.

6.7 The County Surveyor has no objections subject to appropriate conditions being imposed on any decision notice issued including 2m by 20m visibility splays as measured from the site boundary with Princess Road. Also for works to be carried out outside the site to Princess Road for which the applicant has indicated in writing that he is willing if necessary to enter into a section 106 Legal Agreement for the provision of such works.

6.8 The Environment Agency have no objection to the proposal.

6.9 Anglian Water have no objection subject to a condition that details of foul and surface water drainage are submitted for the approval of the Local Planning Authority prior to commencement.

6.10 Three letters of representation were submitted by local residents 2 expressing concern, 1 making general comments together with an objection from 1 commercial occupier in Princess Road to the original application. Issues raised are summarised as follows

- i) potential loss of natural cover (trees and hedging) especially if fencing is provided to boundaries;
- ii) visual impact, overlooking and loss of privacy,
- iii) highway safety;
- iv) potential foul drainage problems,
- v) one resident has no objection subject to specific layout details being carried out in accordance with the submitted plans.

6.11 The commercial occupier is also concerned about the maintenance of Princess Road which he takes responsibility for and would like this to be shared by any new occupants. He is also concerned that future occupiers of the dwellings may complain unreasonably about his business activities in the vicinity

#### Second Round

6.12 Two local residents and 1 commercial occupier have submitted letters of representation. Their concerns and objections are summarised below:

- i) heavy construction traffic will cause noise nuisance and damage to an already sub standard road surface and suggests the developer make up the road at his own expense;
- ii) potential foul drainage problems;
- iii) additional development and people in the area could exacerbate existing social problems;
- iv) highway safety and inappropriate location of access to site,
- v) loss of natural cover, visual impact, overlooking, loss of privacy and devaluation of property

6.13 The commercial occupier repeats previous additional comments on the maintenance of Princess Road and potential noise complaints from residents to the business.

6.14 The County Surveyor has no objection subject to appropriate conditions being imposed on any decision notice issued. He does not repeat his sight splay requirement.

6.15 Anglian Water and the Environment Agency repeat their previous comments

- 6.16 The Head of Housing Health and Community Care has no adverse comments subject to Standard Informative SI 16 (Control of Nuisances) being attached to any permission granted

Material Planning Considerations

- 6.17 The main planning issues material to Members consideration of this application are the effect of the proposal on -
- i) The character and appearance of the area,
  - ii) Its impact on the living conditions of neighbouring residents.
- 6.18 Whilst sympathetic to the views of residents Government legislation and advice (PPG1) suggests that applications for development should be allowed having regard to the development plan and all material considerations, unless the proposed development would cause demonstrable harm to interests of acknowledged importance. In particular section 54A of the Town and Country Planning Act 1990 requires the application to be determined in accordance with the development plan unless material considerations indicate otherwise. The District Plan and Policies form an integral part of the development plan and in particular policy H19 supports the principle of the development of small sites in defined residential areas and Policy H20 sets out the specific criteria for consideration of applications for backland sites.
- 6.19 The site is allocated for residential purposes and the key issues identified above in considering this application is whether or not the proposal is acceptable in residential amenity, layout and highway terms within the context of Policy H20 and the recent planning history including in particular the recent appeal decision.
- 6.20 Policy H20 establishes four specific criteria. Criterion (i) specifies the need for an adequate and satisfactory means of access. The application site access is to be via an independent private drive and is considered acceptable within the terms of the policy to serve 4 dwellings (although only two are sited to the rear all garaging and parking is accessed via the private drive). Also the County Surveyor does not raise objection subject to appropriate planning conditions being met.
- 6.21 Criterion (ii) is concerned with the relationship of new to existing dwellings. Because the scheme is for bungalows only there will not be any overlooking or loss of privacy to neighbouring occupiers. Any potential limited overlooking from the rear of properties on higher ground in Alexandra Road would not be unduly serious provided all existing vegetation is retained and enhanced. There is also reasonable separation between the proposed bungalows and dwellings located immediately to the east and north of the site. The dwellings to the south of the site facing Bull Lane have long back gardens and substantial intervening planting and hedging on the boundary will be retained subject to some trimming back.
- 6.22 Criterion (iii) relates to scale and visual appearance which is generally acceptable in this instance due to the layout of the development and size of the individual dwellings comprising modest bungalows with hipped roofs. They will not appear unduly obtrusive or over dominant when seen from the neighbouring dwellings and the neighbours' outlook will not be adversely affected which is helped by the natural cover and additional planting proposed.
- 6.23 Criterion (iv) is concerned with conformity to the detailed technical criteria in Appendix 1 of the District Plan including amenity space, parking and so on which is satisfactory in this instance. The layout is reasonable in aesthetic terms and plot 3 and the detached garage to plot 4 help to produce a satisfactory enclosure of space and enhance the view at the end of the private drive.
- 6.24 It can be seen therefore that whilst some nearby residents object to the proposal, these do not translate into sustainable grounds to resist this application. It may be a backland proposal but it does not entail the overlooking, loss of privacy and landscaping issues in the manner raised by the two earlier schemes both dismissed on appeal.

Recommendation

- 6 25 That the Corporate Director (Law, Planning and Administration) be instructed to negotiate a Section 106 Agreement in relation to the above covering the making-up of Princess Road for a minimum of 6m from the carriageway edge of Bull Lane. That subject to that Agreement being completed to the satisfaction of the Director, that the application be approved subject to the following conditions:-

01 SC4 TIME LIMITS FULL - STD

02 SC14 MATERIALS TO BE USE EXTERNALLY

03 SC20 (PD RESTRICTED DORMERS) (As adapted below please)

04 SC76 PARKING AND TURNING SPACE

ADD Furthermore the accessway, as measured from the site boundary together with the hammer head turning area and parking areas shall be paved in permanent materials in accordance with details which shall be submitted to and approved in writing by the local planning authority prior to commencement and shall be provided prior to the occupation of the dwellings proposed to take access therefrom.

05 SC50 MEANS OF ENCLOSURE

06 SC59 LANDSCAPE DETAILS (As adapted below please)

07 SC84 SLAB LEVELS SPECIFIED

08 SC23 OBS GLAZING

09 SC55 HEDGEROW TO BE RETAINED

10 SC83 SITE LEVELS

11 SC74 DRIVEWAYS - SURFACE FINISH

12 SC60 TREE AND SHRUB PROTECTION

13 SC90 SURFACE WATER DRAINAGE

14 SC91 FOUL WATER DRAINAGE





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F/0671/98/ROC RAYLEIGH TOWN COUNCILLAND ADJ. PARK SCHOOL, RAWRETH LANE, RAYLEIGH.

ERECT 30 BED NURSING HOME WITH ANCILLARY STAFF ACCOMMODATION;  
ENLARGE EXISTING ACCESS; LAYOUT PARKING AND TURNING AREA

Applicant: Ryhurst Ltd & Southend Community Care Services NHS Trust

Zoning: B1 (Business) and B8 (Storage & Distribution) Uses

Site Area 0.6ha. (1 6a )

Planning Application Details

- 7.1 This is a detailed application for the construction of a nursing home containing 30 en-suite bed/sitting rooms plus communal dining and social areas including a conservatory. There is also ancillary staff, administration, medical and service accommodation.
- 7.2 The proposal is a Government Private Finance Initiative Partnership Project with Ryhurst Ltd. developing and operating the facility by providing catering and cleaning services, and the Community Care NHS Trust providing the health care and nominating patients.
- 7.3 The building is mainly single storey of cruciform plan with a glazed lantern in the centre, but has some accommodation at first floor level in the west wing. The site has mature planting on the east and south boundaries which adjoin an existing industrial estate whilst there is a lesser hedgerow on the western boundary adjoining the Park School. It is proposed to supplement this planting and surround the building with landscaped areas with the main garden area being to the south.
- 7.4 Vehicular access is from Rawreth Lane via a widened crossing sited slightly to the west of the centre of the site and has been designed to the requirements of the highways department. Parking and servicing are located to the west and north-west of the building.
- 7.5 The premises will be staffed 24 hours a day on a three shift basis but there are no resident staff. Up to 6 nursing staff will be on duty at any one time with an overlap period of about one hour when up to 12 staff could be present. In addition, up to 4 service staff will be present plus visitors.

Relevant Planning History

- 7.6 An outline application for development of this site for B1 (Business) use was approved under reference OL/0701/91/ROC in 1991 and renewed at the beginning of 1995.

Consultations and Representations

- 7.7 **Rayleigh Town Council** - Object to the application on the basis that this land is designated to be utilised as an industrial site and changing the use would set a precedent to other applications.
- 7.8 **County Surveyor** - No objection subject to standard highway and parking conditions and land being made available for additional parking should it be required in the future.
- 7.9 **Anglian Water** - No objections in principle but no known surface water sewers exist in the vicinity. Condition required re. details of foul and surface water to be submitted.

7 10 **County Planner** - (Paragraph 7 Consultation) Recommends that this application be refused for the following reasons:-

'The proposal is contrary to Deposit Draft replacement Structure Plan Policy BIW3 (safeguarding employment sites). The site is one of the few remaining employment allocations in Rayleigh and would be difficult to replace because of the restraints of the Green Belt.'

7 11 **Head of Environmental Policy and Initiatives** - Recommends refusal since the site is allocated for B1 and B8 purposes and therefore the proposal is against Local Plan Policy EB3 in principle

7.12 **Head of Health, Housing and Community Care** - has no objections in principle to the proposed development subject to the following conditions being attached to any consent granted.

1. Construction work shall not begin until a scheme for protecting the proposed development from noise from the existing industrial area to the south and eastern boundaries has been submitted to and approved by the Local Planning Authority; all works which form part of the scheme shall be completed before any part of the development is occupied and any noise attenuation measures implemented shall be maintained throughout the duration of the permission granted

2. A mechanical extraction system shall be provided to the kitchen area in accordance with details previously submitted to and agreed in writing with the Local Planning Authority. Such agreed works shall be fully implemented prior to the commencement of any use hereby permitted.

7.13 Four letters of objection have been received from members of the public living opposite the site in Rawreth Lane, although some of the objectors appear to be making representations on behalf of the nursing home which they consider would have an unsatisfactory environment due to the high traffic flows on Rawreth Lane and disturbance from youths using facilities at Park School in the evening. Other objections relate to increased traffic arising from the nursing home at all times of the day and problems arising from the accommodation of mentally ill patients and resulting loss in property values.

#### Material Planning Considerations

7 14 The Operational Principles laid down by the Government for ensuring that the planning system operates to deliver its overall objectives are set out in Planning Policy Guidance Note No 1.(PPG1)

7 15 Paragraph 40 of PPG1 reads as follows.-

*40. The Government is committed to a plan-led system of development control. This is given statutory force by section 54A of the 1990 Act. Where an adopted or approved development plan contains relevant policies, section 54A requires that an application for planning permission or an appeal shall be determined in accordance with the plan, unless material considerations indicate otherwise. Conversely, applications which are not in accordance with relevant policies in the plan should not be allowed unless material considerations justify granting a planning permission. Those deciding such planning applications or appeals should always take into account whether the proposed development would cause demonstrable harm to interests of acknowledged importance. In all cases where the development plan is relevant, it will be necessary to decide whether the proposal is in accordance with the plan and then to take into account other material considerations.'*

- 7.16 Policy BIW3 of the Deposit Draft Replacement Structure Plan referred to in the County Planner's comments in paragraph x above reads as follows:-

**Policy BIW3**

*Existing employment sites currently in use or identified in adopted local plans for future business, industry or warehousing use (Use Classes B1-B8 inclusive) will be safeguarded from redevelopment or change of use to other land uses. The use of employment sites/buildings for other land-uses will only be permitted in exceptional circumstances such as when a site is poorly located or where development costs are prohibitive. Existing poor quality or constrained sites may be replaced by new allocations of more marketable and well located sites. Where employment land is exceptionally used for other land uses, it should be replaced by new allocations in adopted local plans so that the overall development provision conforms generally with Policy BIW1.*

- 7.17 The land on which this development is proposed was allocated for B1 and B8 Uses under Policy EB3 in the First Review of the Local Plan which was adopted in April 1995. The second paragraph of Policy EB2 of that Plan reads as follows:-

**Policy EB2**

*Within those areas allocated primarily for business purposes, only those applications for development within Classes B1 (Business) and B8 (Storage or Distribution) of the Use Classes Order 1987 will normally be permitted.*

- 7.18 There are no material considerations in this case which justify granting planning permission contrary to policy as required by PPG1 (see para. 7.15 above) and the site is not poorly located and development costs are not prohibitive which are the criteria applied for making an exception to policy by proposed Structure Plan Policy BIW3 as set out in para. 7.16 above.
- 7.19 The proposal is therefore contrary to Government, Structure Plan and Local Plan advice in that the site is allocated for a purpose other than that proposed and its development for a nursing home would require an alternative site for business use to be found which would be extremely difficult in view of the Green Belt status of the District outside the existing allocated areas.
- 7.20 The relevant parking standard requires 8 spaces whereas 16 are provided plus a minibus bay.
- 7.21 As far as the residents' objections to traffic generation are concerned, the type of vehicles involved and the total amount of traffic are likely to be lighter than those generated if the land were developed for business purposes in accordance with its allocation.

**Recommendation**

- 7.22 The Corporate Director (Law, Planning and Administration) recommends that this application be refused for the following reasons:-

**01 NON STANDARD REFUSAL**

The proposal would result in the loss of land allocated for Business Use on the Rochford District Local Plan (First Review) where other forms of development are not normally permitted particularly since such losses would be difficult to replace in view of the Green Belt character of the District.

The loss of such land would lessen the opportunities for employment generating uses in the District to the detriment of the local economy.

As such the proposal conflicts with Local Plan Policies EB2 and 3 as well as the Essex Structure Plan (Adopted Second Alteration), Policy E1 and the Deposit Draft Structure Plan Policy BI W3.

*Refused*



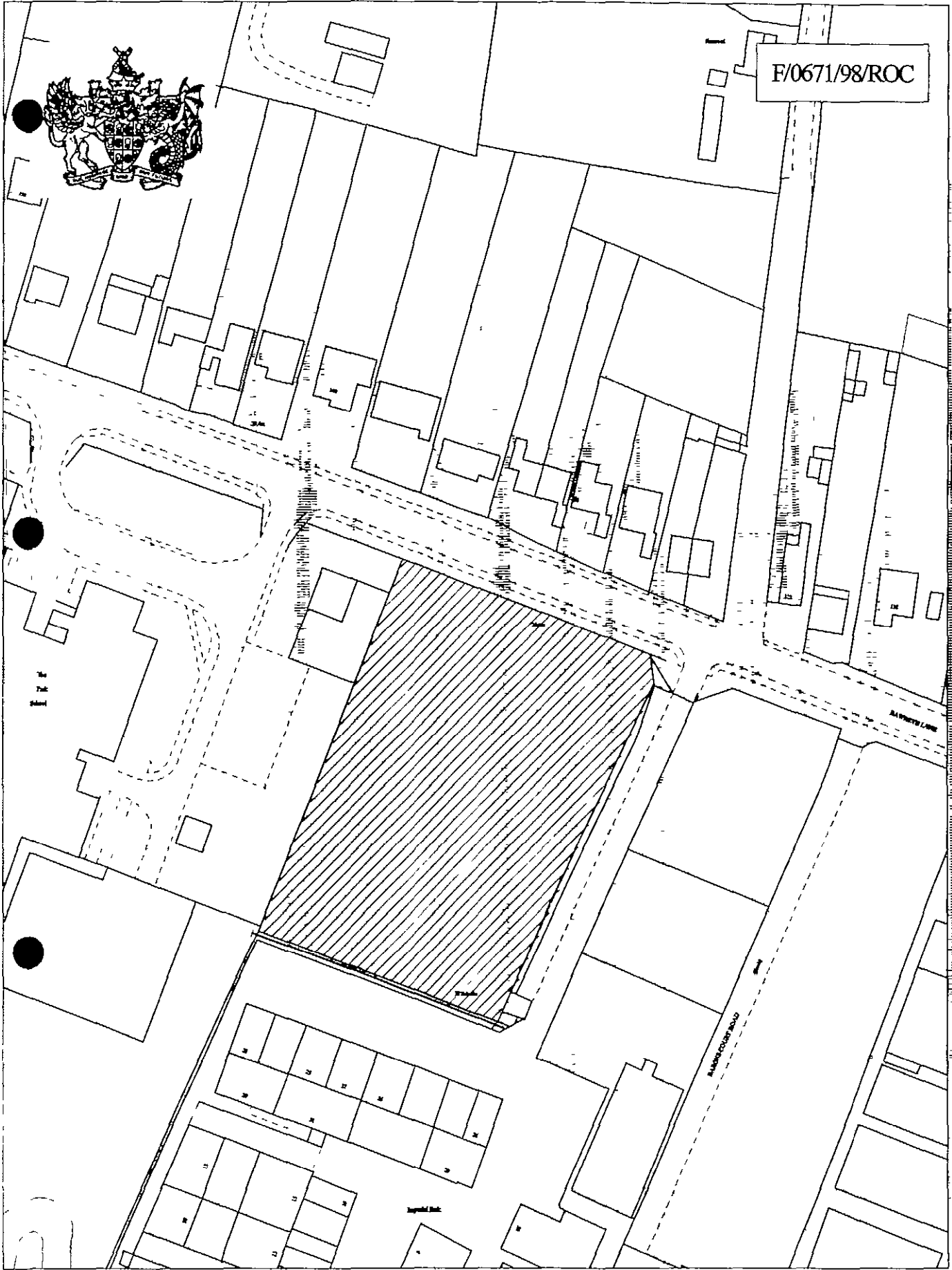
02 NON STANDARD REFUSAL

If permitted this proposal would generate pressure to release other areas, probably in the Green Belt, to replace the perceived shortfall in land required for business purposes contrary to Policies GB1 of the Local Plan and S9 of the Structure Plan.

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F/0671/98/ROC



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F/0622/98/ROC PARISH OF ROCHFORDROCHFORD BOWLS CLUB, STAMBRIDGE ROAD, ROCHFORD.

## ERECTION OF NEW CLUBHOUSE (DEMOLISH EXISTING)

Applicant: ROCHFORD BOWLS CLUB

Zoning. Existing Public Open Space

Planning Application Details

- 8.1 This proposal is for the demolition of and the erection of a new clubhouse which the Council owns and is leased to Rochford Bowls Club. The existing clubhouse is located north of the bowling green and adjacent to the existing car park to the eastern side of the recreation ground. The applicant seeks permission for a replacement structure, larger in size and approximately within the same location. The applicant has stated that the additional floorspace will be used during the winter months as an indoor bowling rink as well as additional space for evening functions, etc. It also stated that the outdoor bowling green and indoor rink will not be used simultaneously.
- 8.2 The existing clubhouse measures 16.6m x 6m, while the proposed replacement building measures 27m x 7.6m. This therefore represents a net increase of 105.6m<sup>2</sup> in floor area.
- 8.3 In terms of design and scale, the proposed clubhouse, although larger in size, comprises a pitch roof as opposed to the existing building which has an almost flat roof.
- 8.4 Vehicular access to the clubhouse is taken from Doggetts Close, near to the junction with Stambridge Road by way of a car park which serves Rochford Sports and Social Club, the childrens playground and basketball court. A pedestrian access is also in existence which is taken directly from Stambridge Road.
- 8.5 Proposals also involve the relocation of an existing shed and the removal of 2 car parking spaces in order for the bowling club to incorporate additional land within the complex.
- 8.6 Although not a material planning consideration, Members may wish to note that at Finance and General Purposes Committee of the 21 July 1998 it was resolved that, subject to the grant of planning permission, the Council consented to the proposal and the Council's Legal Officer was authorised to revise the terms of the lease, etc.

Relevant Planning History

- 8.7 Planning application reference **ROC/859/84** was approved on 1 February 1985 and granted permission for the addition of a new translucent canopy to the front of the existing pavilion.

**ROC/107/87** - This application proposed the addition of a single storey extension for changing rooms and was approved by notice dated 24 April 1987.

**F/0002/92/ROC** - This application proposed the addition of a single storey side extension comprising a kitchen, lobby and enlargement of the hall, and was approved by notice dated 5 February 1992. The amount of additional floorspace that would be created totalled 53 m<sup>2</sup>, although this was never implemented and therefore the permission has expired.

Consultations and Representations

- 8.8 Rochford Parish Council have no objections to the proposed development.

- 8.9 **Essex County Council (County Surveyor)** raises no objections in terms of highway safety.
- 8.10 The Council's **Head of Housing, Health and Community Care** reports that there is potential for noise and disturbance from this development greater than exists at the present time. If Members are minded to approve this application conditions should be appended which relate to details of any externally sited plant and extraction/ventilation system to be approved, hours of use, (08.30 - 23.30 Monday to Thursday, 08.30 - 24.00 Friday and Saturday and 08.30 - 23.00 Sundays and Bank Holidays) and the Standard Informative No 16 (Control of Nuisances).
- 8.11 **Anglian Water Developer Services** raises no objections to the proposals.
- 8.12 **The Environment Agency** provides advice and details of measures to overcome the potential for landfill gas as the site lies on a former waste disposal site. This will be dealt with by the imposition of an informative.
- 8.13 The Rochford Hundred Amenities Society has no objections in principle, although concerns are expressed over the design, which it considers is bland.

#### Material Planning Considerations

- 8.14 The planning considerations material to the determination of this application are summarised as follows:

- Local Plan Policy;
- Residential Amenity, and
- Parking Provision

#### LOCAL PLAN POLICY

- 8.15 The Rochford District Plan (First Review) shows this site as being within an area of Existing Public Open Space. The use of the clubhouse by members of the Rochford Bowls Club is considered to be ancillary to the use of the bowling green and therefore accords with Local Plan Policy. In addition, the proposed replacement will not significantly detract from the amount of public open space currently in existence.

#### RESIDENTIAL AMENITY

- 8.16 The general character of the area is made up of both public open space and residential properties comprising a mixture of detached and semi-detached bungalows and houses. The nearest dwellings are located some 40m from the closest part of the proposed clubhouse, which is incidentally the same distance as the existing clubhouse is from the nearest dwelling.
- 8.17 As stated above by the Council's Head of Housing, Health & Community Care, there is potential for noise and disturbance greater than exists at present owing to the increase in floorspace. However, it is considered that by the imposition of a condition restricting the hours of use, the effect on residential amenity will be minimised.

#### PARKING PROVISION

- 8.18 The car parking area adjacent to the site currently serves not only Rochford Bowls Club but the childrens playground, the basketball court and Rochford Sports and Social Club. In total, 74 spaces are currently available and are laid out and adequately marked. The proposal would involve the removal of two spaces, thereby reducing the total amount to 72 spaces.
- 8.19 In applying the Council's adopted car parking standards the use of the site to its full capacity requires a total of 68 spaces. Therefore, the overall reduction in parking spaces by two is considered to be insignificant as there is sufficient space to accommodate vehicles if the bowling club is being utilised to its maximum potential.

Recommendation

8.20 The Corporate Director (Law, Planning & Administration) recommends that this application be approved subject to the following conditions heads:

01 SC4 TIME LIMITS

02 SC14 MATERIALS TO BE USED (Externally)

03 NON STANDARD CONDITION

The clubhouse hereby permitted shall be used only in conjunction with the primary use of the site as a bowls club. Furthermore, the facilities provided within the clubhouse, including the bar, kitchen and hall, shall only be used by members of the bowls club, their guests and other users of the bowls club for bona fide uses associated with the operation of the site for bowling purposes. Under no circumstances shall the clubhouse be used for any other purpose, including hire for special events.

04 SC36A HOURS OF USE RESTRICTED

05 SC50 MEANS OF ENCLOSURE - FULL

06 SC57 TREE PLANING

07 NON STANDARD CONDITION

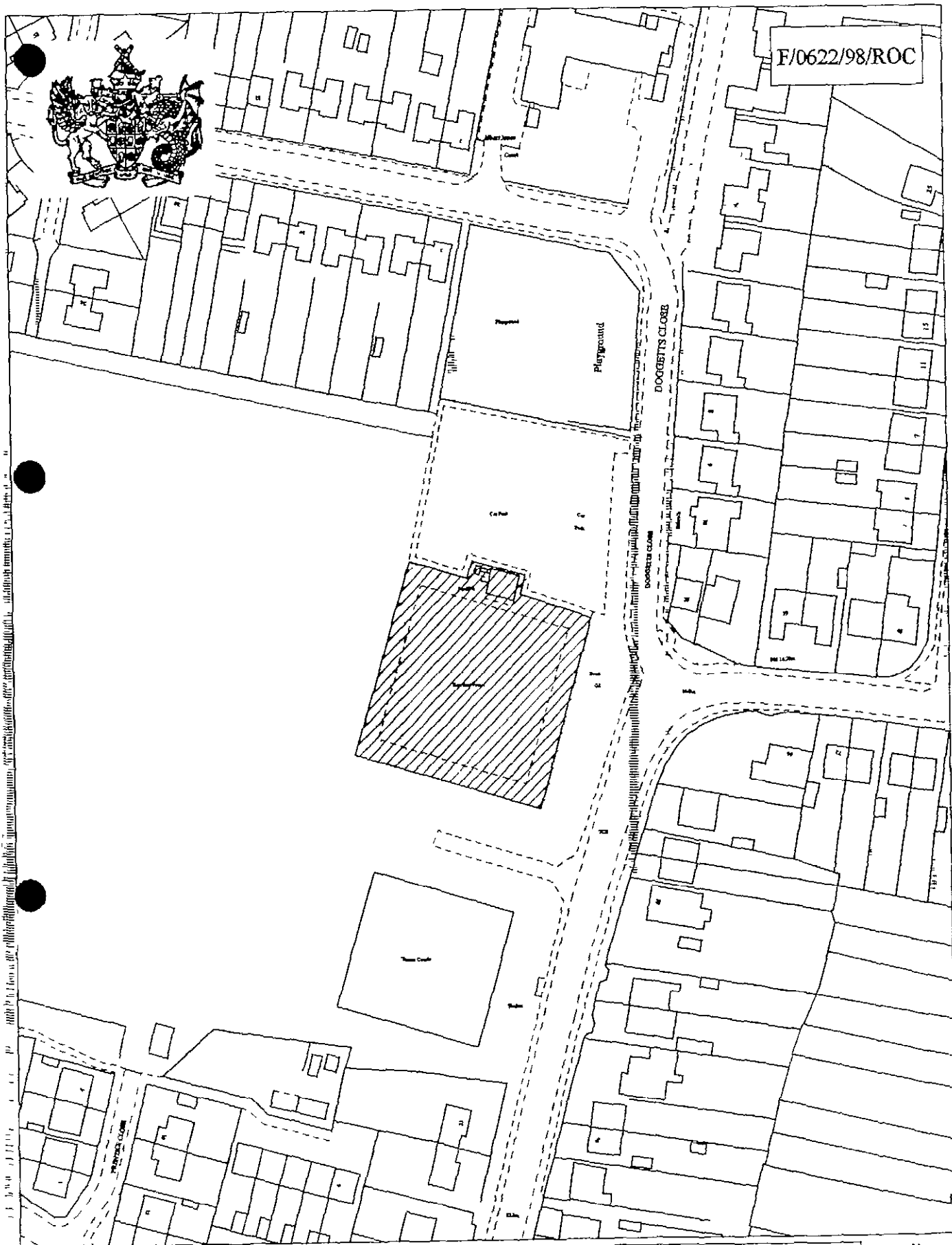
The use of the clubhouse shall not commence before a new kerb, shown hatched on drawing number 97 144-01 and date stamped 15 October 1998, has been laid out and constructed in all respects, details of which shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter the said kerb shall be retained in the approved form.

08 SC92 EXTRACT VENTILATION

09 NON STANDARD CONDITION

Details of any externally sited plant or equipment to be used in conjunction with the development hereby permitted shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter, any such plant/equipment shall be retained and shall only be operated as approved in writing by the Local Planning Authority.

*Dec*



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OL/0566/98/ROC PARISH OF HOCKLEYTELEPHONE EXCHANGE GT EASTERN ROAD/ GLADSTONE ROAD HOCKLEY

OUTLINE APPLICATION TO ERECT 3 X 4-BED DETACHED HOUSES AND  
PARKING INCLUDING DETACHED GARAGING (DEMOLISH EXISTING  
BUILDING)

Applicant MESSRS RYAN & LEE

Zoning. Residential

Application Details

- 9.1 The original scheme was for 1 detached 4 bed chalet and 2 detached 3 bed bungalows amended to the present proposal following consultation replies.
- 9.2 The applicants are seeking to demolish an existing single storey pitched roofed commercial building and erect 3 x 4 bed detached houses and parking including detached garaging. The existing building is currently used for industrial storage purposes (aircraft fittings and fixtures (nuts, bolts, latches etc) and was previously used as a telephone exchange / depot by British Telecom
- 9.3 The site is located to the east of Hockley town centre and to the north of Southend Road sandwiched between Great Eastern Road and Gladstone Road which fork around two sides of its triangular shape Plot 1 faces Great Eastern Road from which it takes vehicular and pedestrian access, plot 2 fronts Gladstone Road with access therefrom and plot 3 faces the junction between the two but has vehicular access from Great Eastern Road.

Relevant Planning History

- 9.4 Application EEC/ROC/23/51 (GD/ROC/1/51) submitted at 23rd February 1951 for reservation in County Development Plan of land as a site for an Automatic Telephone Exchange
- 9.5 Application ROC/392/70 to extend telephone exchange granted planning permission on 5th November 1970
- 9.6 Application ROC/471/82/ROC to convert and extend engine room to form new garage and erect new 18 metre high radio mast granted planning permission on 3rd September 1982 but not implemented.
- 9.7 Application CU/0194/94/ROC to change the use of the building to offices granted planning permission on 19th May 1994 but not implemented
- 9.8 Application CU/0313/96/ROC to use the building for the storage of aircraft fittings and fixtures (nuts, bolts, latches etc) granted planning permission on 14th August 1996 which has been implemented
- 9.9 Application CU/0547/96/ROC to change use of building to dance school with parking layout and widen existing vehicular access from Gladstone Road granted planning permission on 14th April 1997 This has not been implemented.

## Consultations and Representations

### First Round

- 9.10 **Hockley Parish Council** comment that vehicular access should remain via Great Eastern Road only and the footprints should not be greater than shown on the submitted plan
- 9.11 The **County Surveyor** has no objection subject to appropriate conditions being imposed on any decision notice issued.
- 9.12 The **County Planner (Specialist Urban Design Advice)** advises that "the arrangement of the dwellings does not enhance the street scene along Gladstone Road, or create an attractive treatment on the corner of Gladstone Road and Great Eastern Road which is a visual focal point in the street. It appears also that the proposal does not indicate for a full height brick wall to rear garden boundaries but provides only for a fence on an existing dwarf wall. This is not acceptable - one only has to look further along Gladstone Road to realise this is an unsatisfactory treatment for such a length of road frontage. I have sketched out an indicative layout to illustrate how I think the dwellings could be re-arranged to provide for a more satisfactory street scene"
- 9.13 In respect of the house types it is noted that two of the three dwellings are narrow fronted with integral garages. The form and principal elements of these dwellings will therefore be visually unsatisfactory with garage doors dominating the front elevation.
- 9.14 **Anglian Water** has no objections to raise to the proposals from the planning aspect and has no comment to make thereon.
- 9.15 The **Environment Agency** has no objection to the proposed development as submitted.
- 9.16 The **Head of Health Housing and Community Care** has no adverse comments subject to standard informative SI16 (Control of Nuisances) being attached to any permission granted.
- 9.17 Two letters were submitted by local residents in respect of the original notification on the proposal. One comments that whilst the general layout and content of the plan is acceptable it is regretted that the building line follows that of the building to be demolished and not that of the road in general. This would have enabled more space for car parking to the frontage.
- 9.18 The second resident objects in the main on the following grounds.
- i) Effect on highway safety as Gladstone Road is narrow and there is a bend producing a blind spot for drivers exiting their property at this point,
  - ii) Additional traffic, congestion, noise, disturbance and inconvenience exacerbated by intermittent loss of residential on street parking during construction adjacent to terraced properties in Gladstone Road which have no domestic off street parking.

### Second Round

- 9.19 **Hockley Parish Council** comment that "the current proposal would be out of keeping with existing development in the area ie bungalows and cottages". Also that "in the previous proposals there was to be no vehicular access to the site from Gladstone Road and this latest plan proposes such an access opposite to the entrance to the BT site which is potentially dangerous to road safety"
- 9.20 The **County Surveyor** has no objection subject to appropriate conditions being attached to the decision notice



9 21 The **Environment Agency** has "no comment". **Anglian Water** has no objections to raise in principle to the proposal subject to a condition being imposed that no building shall be erected within 3 metres of the centreline of the public sewer crossing the site.

9 22 Three local residents have submitted letters of objection on the following summarised grounds:

- i) Out of character with the area which is predominantly bungalows, chalets and modest houses with shallow roof pitches and also the building line is not consistent with existing dwellings;
- ii) It will cause overshadowing and loss of light to living accommodation, overlooking and loss of privacy to private amenity areas,
- iii) Car parking, congestion and traffic problems are likely to arise exacerbating existing problems adjacent to terraced properties in Gladstone Road which have no domestic off street parking. Bigger dwellings will give rise to larger families and more demand for parking space,
- iv) Detrimental effect on property values.

#### Material Planning Considerations

9 23 The main planning issues material to Members consideration of this application are the effect of the proposal on:

- i) Policy, character and appearance of the area;
- ii) Its impact on the living conditions of neighbouring residents

#### **POLICY, CHARACTER AND APPEARANCE OF THE AREA**

9 24 The District Plan and Policies form an integral part of the development plan and in particular Policy H19 supports the principle of the development of small sites in defined residential areas but will assess each site on its individual merits having due regard to policy H11.

9 25 The site is allocated for residential purposes and the key issues identified above in considering this application is whether or not the proposal is acceptable in residential amenity, layout and highway terms within the context of Policy H11 which includes reference to adopted design policies and aspects of the Essex Design Guide for residential areas and related highway standards as contained within Appendix 1 of the plan.

9 26 The relationship of new to existing dwellings is considered to be acceptable with the surrounding development in this instance as the character of the immediate residential area is a mixture of two and single storey dwellings. The existing development opposite the site in Gladstone Road for example is two storey terraced housing, with larger detached houses nearby and the dwelling closest to and abutting the site in Eastern Road comprises a substantial two storey dormered chalet. There are also bungalows within the vicinity but these are arguably not sufficiently close to the site to be materially affected by the proposal. With respect to the street scene it is not unusual to have a mixture of dwelling types of differing scale and to some extent this is the case already.

9 27 The potential scale of the development is generally acceptable in this instance and must be considered in relationship to other two storey development in the vicinity and the existing substantial commercial building on the site. Although it is single storey it has a high pitch roof and has substantial bulk and its removal will be a considerable improvement to the urban street scene in this location.

- 9.28 The proposal conforms to the detailed technical criteria in Appendix 1 of the District Plan including amenity space, parking and so on which is satisfactory in this instance. The density is 30.59 per hectare (12.38 per acre). The layout is reasonable in aesthetic terms and will produce a satisfactory and substantial enclosure of space enhancing this important prominent site.
- 9.29 Therefore, whilst consultations have generated some objection to the proposal, it does not entail overlooking and loss of privacy and the elimination of the existing non conforming commercial use is entirely consistent with the aims of POLICY H24 which seeks to safeguard the amenities and character of residential areas. In terms of the street scene and the proposal for three houses balancing all the circumstances, the proposal is not considered unacceptable although it is a question of judgement whether three houses at this point in the area are appropriate.

#### IMPACT ON THE LIVING CONDITIONS OF NEARBY RESIDENTS

- 9.30 The accesses to the proposed garaging to serve the development are considered adequate and satisfactory. Also the County Surveyor does not raise objection subject to appropriate planning conditions being met. Residents concerns about traffic must also be balanced against the fact that the site contains an established commercial use and extant planning permissions including a dance school which if fully exploited could result in considerably more traffic and associated activities. The established access being from Gladstone Road.
- 9.31 The remoteness of the majority of surrounding dwellings will ensure that there will not be any overlooking or loss of privacy to neighbouring occupiers. Any potential limited overlooking would not be unduly serious provided the dwellings are appropriately fenestrated and relevant boundaries screened and landscaped to include screen planting.

#### Recommendation

- 9.32 That the Corporate Director (Law Planning and Administration) recommends that this application should be approved subject to the following conditions :

- 01 SC1 RESERVED MATTERS - STD
- 02 SC3 TIME LIMITS OUTLINE - STD
- 03 SC9 REMOVAL OF BUILDINGS
- 04 SC6 ALTERNATIVE DEVELOPMENT
- 05 SC50 MEANS OF ENCLOSURE - OUTLINE
- 06 SC58 LANDSCAPE DESIGN - DETAILS
- 07 SC78 CAR PARKING PROVISION
- 08 SC83 SITE LEVELS
- 09 SC84 SLAB LEVELS
- 10 SC17 PD RESTRICTED - EXTENSIONS
- 11 SC66 PEDESTRIAN VISIBILITY SPLAYS



## 12 NON STANDARD CONDITION

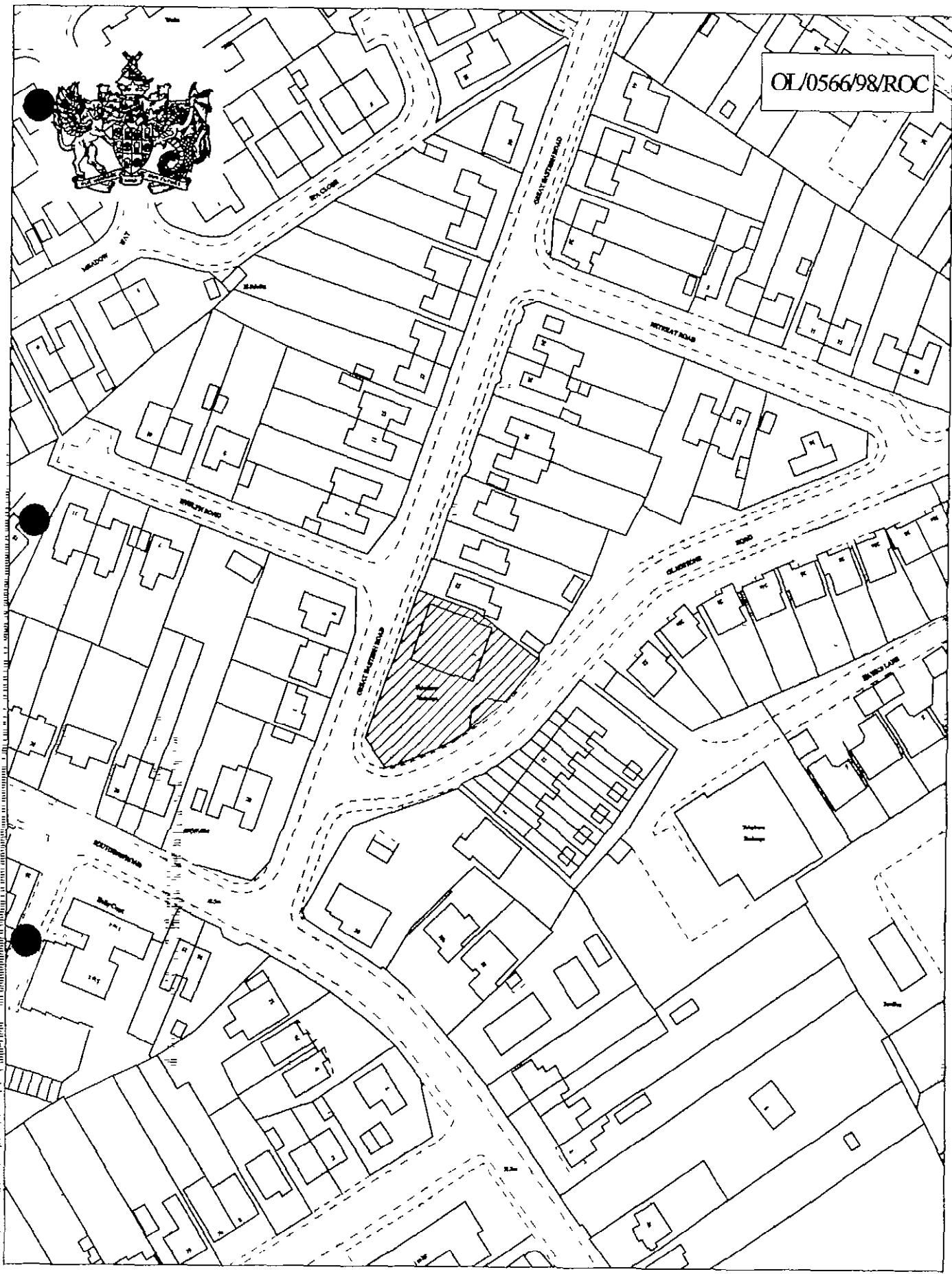
Notwithstanding the details shown on the submitted plan number RH484.0b the proposed private domestic footpath serving the dwelling to plot 3 shall be repositioned to join Gladstone Road remote from the junction radius to prevent vehicles parking at the junction of Gladstone Road and Great Eastern Road. The precise details of the resiting shall be submitted to the local planning authority for approval as part of the reserved matters referred to at conditions 1 and 2

## 13 SC91 FOUL WATER DRAINAGE

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OL/0566/98/ROC



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**DELEGATED PLANNING DECISIONS - 17TH DECEMBER 1998**

I have decided the following applications in accordance with the policy of delegation

**AD/0592/98/ROC APPROVE**

47 EASTWOOD ROAD RAYLEIGH

DISPLAY INTERNALLY ILLUMINATED FASCIA AND PROJECTING SIGNS

TSB BANK PLC

**CU/0464/98/ROC APPROVE**

16-24 HIGH STREET RAYLEIGH

CHANGE OF USE FROM SHOWROOM TO OFFICES(FIRST FLOOR)

CLAPHAM HOLDINGS LTD

**CU/0553/98/ROC APPROVE**

BERRYS ARCADE HIGH STREET RAYLEIGH

CHANGE USE OF FIRST AND SECOND FLOOR FROM OFFICES TO FLATS

R S & R T BERRY & S J HOLBROOK

**F/0138/98/ROC APPROVE**

230 LITTLE WAKERING ROAD LITTLE WAKERING

CREATE SECOND VEHICULAR ACCESS (TO FORM 'IN' AND 'OUT' DRIVEWAY)

CLAIRE FIELDER

**F/0254/98/ROC APPROVE**

WHITEHOUSE FARM EASTWOOD ROAD RAYLEIGH

DEMOLISH PART OF EXISTING GLASSHOUSE AND ERECT NEW GLASSHOUSE

MR J L FLACK

**F/0275/98/ROC APPROVE**

1 LINK ROAD RAYLEIGH

TWO STOREY AND PART SINGLE STOREY REAR EXTENSION

MR AND MRS A SAYERS

**F/0290/98/ROC APPROVE**

BROOKLANDS POULTRY FARM APTON HALL ROAD CANEWDON

SINGLE STOREY SIDE EXTENSION

MS P HENSHAW

**F/0316/98/ROC APPROVE**

LAND RAYLEIGH STN/THE APPROACH/ HATFIELD ROAD RAYLEIGH

ERECT SIXTY EIGHT DWELLINGS AND GARAGES, LAYOUT AND CONSTRUCT  
ESTATE ROAD (REVISED SCHEME)

PERSIMMON HOMES (THAMES VALLEY) LTD

**F/0318/98/ROC APPROVE**

WHITEHOUSE FARM EASTWOOD ROAD RAYLEIGH

DEMOLISH PART OF EXISTING GLASSHOUSE AND ERECT NEW GLASSHOUSE

MR J L FLACK

F/0348/98/ROC **APPROVE**  
184 PLUMBEROW AVENUE HOCKLEY  
GROUND FLOOR REAR EXTENSION  
MR & MRS SNELL

F/0388/98/ROC **APPROVE**  
THE CROUCH KINGSMANS FARM ROAD HULLBRIDGE  
FORM BALCONY AND STAIRCASSE GROUND FLOOR SIDE  
EXTENSIONS  
MR & MRS EDWARDS

F/0485/98/ROC **APPROVE**  
GROVE JUNIOR SCHOOL GROVE ROAD RAYLEIGH  
ERECT SINGLE STOREY BLOCK OF THREE CLASSROOMS  
THE GROVE ROAD SCHOOL

F/0498/98/ROC **REFUSE**  
THE OLD ORCHARD CHURCH ROAD HOCKLEY  
GROUND FLOOR REAR EXTENSION (CONSERVATORY)  
MR & MRS SPITTAL  
01  
EXCESSIVE DEVELOPMENT IN THE METROPOLITAN GREEN BELT

F/0501/98/ROC **APPROVE**  
KLINGEL HAUS HILLSIDE ROAD RAYLEIGH  
ERECT 5-BED DETACHED HOUSE (PLOT 2). DEMOLISH EXISTING DWELLING.  
LODBURY HOMES

F/0530/98/ROC **APPROVE**  
ARDEN HILLSIDE ROAD RAYLEIGH  
VARIATION OF CONDITION 11 OF PLANNING PERMISSION REF.  
F/0308/97/ROC (AMENDED SIGHT SPLAYS)  
BOLT CONSTRUCTION LTD

F/0531/98/ROC **APPROVE**  
36 RIDGEWAY RAYLEIGH  
ERECT GROUND FLOOR SIDE AND REAR EXTENSION  
MR A DAVIES

F/0533/98/ROC **APPROVE**  
70 LOVE LANE RAYLEIGH  
ERECT TWO STOREY PITCH ROOF SIDE AND REAR EXTENSION. ERECT TWO  
PITCH ROOF FRONT DORMER WINDOW EXTENSIONS  
MR AND MRS D WOOD

F/0540/98/ROC **APPROVE**  
31 SOUTHEND ROAD HOCKLEY  
CONSTRUCT VEHICULAR ACCESS  
GRAHAM ROOT

F/0548/98/ROC **APPROVE**  
47 RECTORY ROAD ROCHFORD  
ERECT DORMER WINDOW EXTENSION TO FRONT ELEVATION (AND REAR)  
MR & MRS K GORING



F/0552/98/ROC **APPROVE**

53 LITTLE WAKERING ROAD LITTLE WAKERING

ERECT FIRST FLOOR SIDE EXTENSION (EXTEND HIP TO FORM HIPPED GABLE) ERECT FLAT ROOF REAR DORMER (REVISED SUBMISSION FOLLOWING F/0626/97/ROC)

MR AND MRS CHANDLER

F/0554/98/ROC **APPROVE**

BERRYS ARCADE HIGH STREET RAYLEIGH

INSTALL NEW SHOPFRONTS TO UNITS 1-12 AND ERECT SECURITY SCREENS TO ARCADE ENTRANCES

R S & R T BERRY & S J HOLBROOK

F/0555/98/ROC **APPROVE**

78 CASTLE ROAD RAYLEIGH

ERECT GROUND FLOOR SIDE EXTENSION (REVISED SUBMISSION FOLLOWING APPLICATION F/0172/98/ROC)

I CORNISH

F/0558/98/ROC **APPROVE**

39 MEESONS MEAD ROCHFORD

ERECT GROUND FLOOR REAR EXTENSION (CONSERVATORY)

MR M THORN

F/0559/98/ROC **APPROVE**

174 DOWNHALL ROAD RAYLEIGH

ERECT GROUND FLOOR SIDE/REAR EXTENSION

MR AND MRS I PACKER

F/0561/98/ROC **APPROVE**

70B GOLDEN CROSS ROAD ASHINGDON

ERECT GROUND FLOOR REAR EXTENSION (CONSERVATORY)

MR AND MRS EAGLES

F/0564/98/ROC **APPROVE**

HOCKLEY METHODIST CHURCH MAIN ROAD HOCKLEY

DEMOLISH AND REBUILD DAMAGED SECTION OF CHURCH HALL

STAN RAE

F/0569/98/ROC **APPROVE**

THE CROFT TRENTERS AVENUE RAWRETH

ERECT DETACHED DOUBLE GARAGE, CONVERT EXISTING GARAGE TO HABITABLE ACCOMMODATION, PITCH ROOFS TO FRONT & REAR DORMERS & EXISTING REAR PROJECTIONS, ERECT PORCH & FRONT BOUNDARY WALL (REVISED APPLICATION)

MR G MARLOW

F/0571/98/ROC **APPROVE**

6 CANEWDON VIEW ROAD ASHINGDON

GROUND FLOOR SIDE EXTENSION (GARAGE)

MR HARDING

F/0572/98/ROC **APPROVE**

34 GLADSTONE ROAD HOCKLEY

ERECT FIRST FLOOR FRONT EXTENSION, DORMER WINDOW AND PORCH

MR AND MRS PEARCE

F/0578/98/ROC **APPROVE**  
23 ORCHARD AVENUE HOCKLEY  
ERECT FIRST FLOOR FRONT EXTENSION (CONVERT EXISTING GARAGE INTO  
PLAYROOM)  
MR & MRS MITCHELL SMITH

F/0579/98/ROC **APPROVE**  
105 WEIR GARDENS RAYLEIGH  
FORMATION OF ROOM IN ROOF WITH DORMERS TO FRONT AND REAR  
MRS M FORD

F/0583/98/ROC **APPROVE**  
35 TWYFORD AVENUE GREAT WAKERING  
GROUND FLOOR REAR EXTENSION INCLUDING  
RE-LOCATION OF CONSERVATORY. ERECT NEW GARAGE  
(DEMOLISH EXISTING)

F/0586/98/ROC **REFUSE**  
57 BULL LANE RAYLEIGH  
ERECT EXTENSIONS TO ROOF INVOLVING HIP TO GABLE AND FRONT AND  
REAR DORMERS  
MR AND MRS P SMITH  
01  
WOULD DISRUPT THE SYMMETRY OF THE EXISTING PAIR OF SEMI-DETACHED  
BUNGALOWS AND WOULD CREATE A PRECEDENT

F/0589/98/ROC **APPROVE**  
LITTLE FIRS RAYLEIGH DOWNS ROAD RAYLEIGH  
ERECT GROUND FLOOR SIDE EXTENSION (DOUBLE GARAGE)  
MR AND MRS G SULLIVAN

F/0598/98/ROC **APPROVE**  
THE OLD FERRY HOUSE FAMBRIDGE ROAD SOUTH FAMBRIDGE  
ERECT DETACHED DOUBLE GARAGE  
HECRAY COMPANY LTD

F/0599/98/ROC **APPROVE**  
16 HAMBRO HILL RAYLEIGH  
ERECT PART GROUND FLOOR/PART TWO STOREY SIDE EXTENSION  
R BERNARD

F/0601/98/ROC **APPROVE**  
341 EASTWOOD ROAD RAYLEIGH  
ERECT BAY WINDOW TO FRONT ELEVATION WITH PITCHED ROOF OVER  
MR M J LAMB

F/0603/98/ROC **APPROVE**  
5 ALEXANDRA ROAD RAYLEIGH  
ERECT GROUND FLOOR FRONT EXTENSION WITH CANOPY ROOF OVER  
B CHASMER

F/0620/98/ROC **APPROVE**  
WAVERLEY WOOD AVENUE HOCKLEY  
ERECT PITCHED ROOF OVER EXISTING EXTENSION  
MR & MRS CANHAM



F/0621/98/ROC **APPROVE**

ADJ 11-13 LITTLE WHEATLEY'S CHASE RAYLEIGH  
ERECT DETACHED BUNGALOW WITH INTEGRAL GARAGE (PLOT 1). (REVISED  
SUBMISSION FOLLOWING PLANNING PERMISSION REF F/0092/98/ROC)  
P LIVERMORE

F/0625/98/ROC **APPROVE**

15 NAVESTOCK CLOSE RAYLEIGH  
ERECT GROUND FLOOR REAR EXTENSION  
MR LAWES

LB/0602/98/ROC **APPROVE**

THE OLD FERRY HOUSE FAMBRIDGE ROAD SOUTH FAMBRIDGE  
REPAIRS AND ALTERATIONS INCLUDING NEW/REPLACEMENT WINDOWS,  
GUTTERING, WEATHERBOARDING AND RENDERING  
HECRAY COMPANY LTD

OL/0458/98/ROC **APPROVE**

R/O 43 & 45 HAWKWELL ROAD HOCKLEY  
OUTLINE APPLICATION TO ERECT ONE DETACHED BUNGALOW  
MR & MRS CHURCH & MR AND MRS LITTLE

OL/0503/98/ROC **APPROVE**

ADJ 26 KING HENRY'S DRIVE ROCHFORD  
OUTLINE APPLICATION TO ERECT 2 NO 3-BED DETACHED CHALETs WITH  
INTEGRAL GARAGES  
MR P LEARY

OL/0513/98/ROC **APPROVE**

LAND END GLOUCESTER AVENUE RAYLEIGH  
OUTLINE APPLICATION TO ERECT 4 DWELLINGS COMPRISING 3 DETACHED  
HOUSES AND ONE DETACHED BUNGALOW WITH GARAGING (RENEWAL OF  
PLANNING PERMISSION REF. OL/0434/95/ROC)  
MR R A BYFORD

OL/0568/98/ROC **REFUSE**

ADJ CHERRY TREE PH STAMBRIDGE ROAD ROCHFORD  
OUTLINE APPLICATION TO CONVERT EXISTING AGRICULTURAL BUILDING  
INTO TWO 1-BED DWELLINGS WITH NEW VEHICULAR ACCESS AND CAR  
PARKING  
LITTLE HALL FARMS LTD  
01  
EXCESSIVE DEVELOPMENT IN THE METROPOLITAN GREEN BELT

OL/0623/98/ROC **REFUSE**

CROUCH VIEW LARK HILL ROAD CANEWDON  
OUTLINE APPLICATION TO ERECT NEW BUNGALOW ON SITE OF FORMER  
DWELLING  
MR P DAVEY  
01  
EXCESSIVE DEVELOPMENT IN THE METROPOLITAN GREEN BELT

# DELEGATED BUILDING REGULATIONS DECISIONS

## APPROVALS

17<sup>th</sup> December 1998

<u>Plan Number</u>	<u>Address</u>	<u>Description</u>
BR 98/300A	Adj. 8, Malyons Lane Hullbridge	Six No. Three Bedroom Bungalows
BR 98/371	Plots 1 & 2 Bardfield Road Rayleigh	Two No Semi Detached Two Bedroom Houses
BR 98/405	83 Crouch Avenue Hullbridge	Extension
BR 98/406	5 Alexandra Road Rayleigh, Essex	Front Ground Floor Extension
BR 98/415	7 London Hill, Rayleigh (Conservative Club)	Alterations & Additions to Form Kitchen & New Additions to Form Female Toilet
BR 98/424	Crouchmans Farm Poynters Lane Wakering	Demolition of Existing Conservatory and Erection Of New Conservatory and Dog Accommodation
BR 98/436	7 Cedar Walk Canewdon	Two Storey Side Extension
BR 98/438	57 Bull Lane Rayleigh	Rooms in Roof Dormers Front & Rear with New Gabled roof
BR 98/440	3 Thorington Road Rayleigh	Loft Conversion
BR 98/452	12 Marylands Avenue Hockley	Rear W.C. Exempt Conservatory
BR 98/481	Honeysuckle Cottage Rayleigh Downs Road Rayleigh	Extension to Existing House
BR 98/431	21, Rectory Garth Rayleigh	Conversion of Existing Void Area into Family Business Office
BR 98/377A	226, Ashmgdon Road Rochford	Rear Extension

# DELEGATED BUILDING REGULATIONS DECISIONS

## APPROVALS

17<sup>th</sup> December 1998

BR 98/516	Victoria Grange Victoria Avenue Rayleigh	Erection of Dwellings to Plots 46, 47, 50-66, 79 & 106 Incl
BR 98/467	Land at, St Thomas Road South Fambridge	Erection of 18 No. Detached Houses and Garages Inclusive Associated Ground Works
BR 98/455	World Group Centre Rochford Hospital Site Dalys Road Rochford	New Escape Door in Existing Window Opening to Form Additional Means of Escape
BR 98/490	84, Alexandra Road Great Wakering	Rear Flat Roof Extension
BR 98/286A	30, Fountain Lane Hockley	Erect Two Lobbies Raise Roof and Internal Alterations
BR 98/478	21, Wedgewood Way Ashingdon	Two Storey Front Extension
BR 98/432A	Land Adj. Arden Hillside Road Rayleigh	Erection of 1 x 4 Bedroom House with Garage
BR 98/499	45, Hawkwell Chase Hockley	Proposed Pitched Roof Dormers on the Front Elevation
BR 98/453	Riverfield Creekview Avenue Hullbridge	Motor Garage
BR 98/441	6, East Street Rochford	Extension
BR 98/454	300, Ashingdon Road Ashingdon	Raise Hipped Roof to Gable End, Form Front and Rear Dormers for Room in Roof Space

# DELEGATED BUILDING REGULATIONS DECISIONS

## APPROVALS

17<sup>th</sup> December 1998

BR 98/479	Alderhouse R/O 13, High Road Rayleigh	Office Partitions to Ground Floor
BR 98/459	16, Canewdon View Road Ashingdon	Rooms in Roof & New Front Bay Window
BR 98/494	57, Glebe Drive Rayleigh	Single Storey Rear Extension
BR 98/457	Dental Surgery Aviation Way Southend	New Ramp to Front Access, New Lobby with Pitched Roof Over and Internal Alterations

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## DELEGATED BUILDING REGULATIONS DECISIONS

### REJECTIONS

17<sup>th</sup> December 1998

<u>Plan Number</u>	<u>Address</u>	<u>Description</u>
BR 98/451	65, Downhall Park Way Rayleigh	Erect P V C.u. Porch to Rear of Property
BR 98/458	33, Wedgewood Way Ashington	Proposed Additional Room in Roof
BR 98/461	511, Ashington Road Ashington	Proposed Conversion of Shop to Flat

chairman D a Weir date 14-1-1999